This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 0601004

Davidson County DEEDWARR
Recvd: 01/23/06 12:16 2 pgs
Fees:13.00 Taxes:634.55
20060123-0008386

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$171,500.00**

Affiant – Renee B. Leymon

Subscribed and sworn to before me, this **01/20/06**

Notary Public, Tamilyn Streeter Derryberry
My commission expires: May 23, 2006

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Renee B. Leymon Justin W. Rogers 4318 General Bate Dr Nashville TN 37204-4216	new owner	Map 92-13 Parcel 257

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew H. Nichols an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Renee B. Leymon, an unmarried woman and Justin W. Rogers, a married man, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, TN,** described as follows; to-wit:

BEING the westerly part of Block 29 on the Map of Charlotte Park, Second Addition extended, as of record in Book 421, Page 10, Register's Office, Davidson county, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of Nevada, formerly 3rd Avenue and 38th Avenue North; thence with the southerly margin of said Avenue, eastwardly 106.5 feed; thence southwardly 152.1 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 83 feet to the easterly margin of 38th Avenue North; thence with said Avenue northwardly 150 feet to the beginning.

BEING the same property conveyed to Matthew H. Nichols, unmarried by deed from Christa Lee Cruikshank and Stephanie Ann Wagner, of record in Instrument number 200006260063372, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, in addition to Taxes for 2006 and subsequent years prorated and assumed by the Grantees herein.

This property is improved property known as **3727 Nevada Avenue, Nashville, TN 37209-3722**

Init_____ Init_____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness, whereof, I Matthew H. Nichols, sign this Warranty Deed on this the 01/20/06.

Matthew H. Nichols

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew H. Nichols,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 01/20/06.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 23, 2006