Davidson County DEEDWARR
Recvd: 04/28/06 09:50 2 pgs
Fees:13.00 Taxes:592.00
20060428-0048749

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23706S

MAP/GROUP/PARCEL: 062-09-0-062.00

NEW OWNER'S NAME AND ADDRESS:
JAMES NICHOLS & TRAVIS LOLLER
2315 PENNINGTON BEND ROAD
Nashville, TN 37214

SEND TAX BILLS TO:
First Horizon Home Loan Corporation
PO Box 630148
Irving, TX 75063

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SHERRY G. LOLLER, a married woman, hereinafter called Grantor, does hereby transfer and convey unto, JAMES NICHOLS, AN UNMARRIED MAN and TRAVIS LOLLER, an unmarried woman, as joint tenants with rights of survivorship their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28, 29 and 30 on the Plan of River View Subdivision, as shown on plat of record in Plat Book 547, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sherry G. Loller in Instrument No. 20060331-0036848, recorded 3/31/2006, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 2315 PENNINGTON BEND ROAD, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

SHERRY G. LOLLER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, SHERRY G. LOLLER, an unmarried woman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 24th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $160,000.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY