PREPARED BY (AND RETURN TO):

Return to: First Title and Escrow Company
File Number 25275
Box 9B

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/12/06 13:48 2 pgs
Fees:13.00 Taxes:1905.50
20060512-0056136

W & I Ref:(_____) Title No: 47849
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael M. Nutt Emily S. Nutt 3713 Sugartree Place Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 11709009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$515,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robbie W. Sinks Jr. and spouse, Karole L. Sinks,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael M. Nutt and spouse, Emily S. Nutt** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for said County, and parts of lots Nos. 43 and 44 on an unrecorded plan of subdivision of a tract marked "Future Development" on said plan, and described together as follows:

Beginning at a point on the westerly margin of Sugartree Place, at the common corner or Lots 732 and 74; thence with the line between said lots, westwardly 169.7 feet to a point in the easterly line of lot 43; thence with the line between lots 43 and 74, northwardly 13.5 feet to the common corner of lots 41 and 43; thence with the line between said lots 41 and 43, westwardly 15.2 feet to a point, the northeast corner of that part of lot 43 conveyed to Robert E. Bowman and wife, by deed of record in Book 1910, page 97, said Register's Office; thence southwardly with the easterly line of said Bowman lot and the easterly line of that part of lot No. 44 conveyed to George K. Leonard, Jr., and wife, by deed of record in Book 1942, page 505, said Register's Office, 137.29 feet, more or less to a point in the westerly line of lot No. 72; thence northeastwardly, with the line between lots 72 and 44, 11.5 feet, more or less, to the southwest corner of Lot 73; thence with the line between Lots 72 and 73, southeastwardly 156.7 feet to the westerly margin of Sugartree Place, thence with the margin of said Place, northwardly along a slight curve, 159.9 feet to the beginning.

Being the same property conveyed to Robert W. Sinks, Jr., and wife Karole L. Sinks by deed from Dan F. Hedrick and Dorothy B. Hedrick of record in Book 9787, page 614, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 99, said Register's Office, which Plan shows a 50 foot minimum building setback line from Sugartree Place amended to 48 feet by instrument of record in Book 10764, page 218, said Register's Office and a 10 foot easement for public utility purposes along the rear line of lot 73.

This is improved property, known as: 3713 Sugartree Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2006.

Robbie W. Sinks Jr. | Karole L. Sinks

Robbie W. Sinks Jr.

Karole L. Sinks

State of TENNESSEE

County of DAVIDSON

On this 10th day of May, 2006 , before me the undersigned authority, personally appeared Robbie W. Sinks Jr. and Karole L. Sinks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Sworn and subscribed before me this the 10th day of May, 2006

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE