Davidson County DEEDWARR
Recvd: 05/26/06 15:54 2 pgs
Fees:13.00 Taxes:1350.50
20060526-0062584

39-B
1 & 2
06-1206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2006.

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5-23-09

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua C. Nickols and wife, Hilary C. Nickols

4318 Dale Ave.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
~~Joshua C. Nickols~~

Bank of America
2059 Northlake Pkwy
Tucker, GA 30084

MAP-PARCEL NUMBERS:

132-05-0-065.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred Williams Alford, III and wife, Nicole Elaine Alford hereinafter referred to as Grantors, hereby transfers and conveys to Joshua C. Nickols and wife, Hilary C. Nickols, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 23 on the Map of Glendale park, Section One, of record in Book 1130, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred William Alford, III and wife, Nicole Elaine Alford by Warranty Deed from Elizabeth Honig, a widow, not remarried, of record in Instrument No. 200008160081080, Register's Office for Davidson County, Tennessee, dated August 11, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1130, Page 45, Register's Office of said County.

Easement as shown of record in Deed Book 4548, Page 571, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4318 Dale Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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.

Witness my hand this 25th day of May, 2006.

Fred William Alford III

Nicole Elaine Alford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fred Williams Aford, III and Nicole Elaine Alford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

260500603