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Davidson County DEEDWARR
Recvd: 06/06/06 15:42 2 pgs
Fees:13.00 Taxes:666.00

20060606-0067069

WARRANTY DEED

B-FCR-06-3609

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-24-08
(AFFIX SEAL)

SANDY WILEE LYONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Nicholson	Suntrust Mortgage, Inc.	
3609 Pilcher Avenue	(NAME) 201 Fourth Avenue N/7th Floor	104-01-0-428.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIM MARIE VINETT AND HUSBAND, ARTHUR HENRY VINETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM NICHOLSON, UNMARRIED, AND GARY NICHOLSON, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOTS 177 AND 178 ON THE PLAN OF WEST GROVE, as shown on plat of record in Plat Book 4300, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kim Marie Vinett and husband, Arthur Henry Vinett by Quitclaim Deed from Brian D. Winter and Rosanna Winter recorded November 30, 1998 in Book 11223, Page 580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3609 Pilcher Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 26th day of May, 2006.

Kim Marie Vinett

Arthur Henry Vinett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Marie Vinett and Arthur Henry Vinett, the within named bargainor, 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 the 26th day of May, 2006.

Notary Public

My Commission Expires: 6-17-07

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RITA B. MITCHELL

RETURN TO:
Rudy Title and Escrow
2012 21st Ave, South
Nashville, TN 37212
Phone: (615)383-2903