OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,500.00

Valerie M. Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF SEPTEMBER, 2006

Brandy K. Kirk
NOTARY PUBLIC

My Commission expires:
11-25-06

BRANDY K. KIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, TN 37219-8011

My Commission Expires NOV. 25, 2006

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
VALERIE MATLOCK-PERRY	AmSouth Bank	Map:171-00-049 Parcel:
(NAME) 5632 VALLEY VEW ROAD	(NAME) 2050 Parkway Office Cr	Map: Parcel:
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) Birmingham AL 35244	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/22/06 13:39 2 pg:
Fees:13.00 Taxes:1252.45

20060922-0117829

FILE # 06080295

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DALE H. NICHOLS JR. and wife, LAURA BUTLER NICHOLS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

VALERIE MATLOCK-PERRY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of portions of Lots 22, 23, 36 and 37, Brentwood Gardens Subdivision, of record in Plat Book 4595, page(s) 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DALE H. NICHOLS, JR., UNMARRIED, by deed from JAMES MARK SLOAN AND WIFE, KATHRYN H. SLOAN, of record in Book 10394, page 523, dated March 27, 1997, said Register's Office.

THIS CONVEYANCE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 4595, page (s) 67, said Register's Office.
2. Restrictive Covenants contained in instrument of record in Book 4020, page 59 and Book 1212, page 171, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7825, page 82, said Register's Office.

This is improved property known as 5632 VALLEY VIEW ROAD, Brentwood, Tennessee 37027

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. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 18th day of September, 2006

DALE H. NICHOLS JR.

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 DALE H. NICHOLS JR. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 18th day of September, 2006.

NOTARY PUBLIC

My Commission expires:

SHANNON HILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

LAURA BUTLER NICHOLS

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 LAURA BUTLER NICHOLS the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 18th day of September, 2006.

NOTARY PUBLIC

My Commission expires:

SHANNON HILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Laura Butler Nichols, wife of the said Dale H. Nichols, Jr., joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.