THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 12/11/06 08:43 2 pgs
Fees:13.00 Taxes:459.91
20061211-0152236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 061-16-0-235.00

The actual consideration or value, whichever is greater, for this transfer is $124,300.00.

Chartrice D. Crowley
Affiant

Subscribed and sworn to before me this the 7th day of December, 2006.

My Commission Expires: 7-19-08

Amy D. Nix
Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Chartrice D. Crowley
(Name)
1305 Ardee Avenue
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **George M. Nickles and wife, Michelle M. Nickles**, hereinafter collectively referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Chartrice D. Crowley, a single woman,** hereinafter collectively referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 56, of Block "C" on the plan of Sunnymeade, of record in Book 874, pages 56 and 57 Register's Office Davidson County, Tennessee.

Said part of Lot No. 56 fronts 50 feet on the Northerly margin of Ardee Avenue and extends back 207.6 feet on the Easterly line and 205 feet more or less on the Westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to George M. Nickles and wife, Michelle M. Nickles by deed of record in Book 11406, Page 618 recorded 3/30/1999, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1305 Ardee Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor"

does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Tax for the year 2007 and subsequent years.
2. All matters shown on Plat recorded in Book 974, page 56, said Register's Office.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 7th day of December, 2006.

George M. Nickles

Michelle M. Nickles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **George M. Nickles,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 7th day of December, 2006.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Michelle M. Nickles,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 7th day of December, 2006.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY