Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Mary E. Nicholson

STATE OF TENNESSEE OF CHEATHAM COUNTY NOTARY PUBLIC LEWIS BRONER MCCOY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Yvonne A. Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF February, 2007.

NOTARY PUBLIC

My Commission expires: 10/20/10

Address of New Owner	Send Tax Bills To:	Tax Information:
Geoffrey M. Jones 5230 Old Hickory Blvd. Nashville, TN 37215	Same	057-030.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Mary E. Nicholson, a single person,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Geoffrey M. Jones,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point on the easterly margin of the Old Hickory Boulevard; formerly Sulphur Creek Road, at the intersection of the easterly margin of said boulevard, and the northerly margin of a road or strip of land 18 feet wide on and along the north side of a 53-acre tract of land conveyed to Loula Hallums Andrews by deed from Ruth Neal Clark and husband, of record in Book 1971, Page 14, Register's Office for said county, said strip being conveyed to J. T. Owen and wife, by deed from Eva Hyde Neal and husband, of record in Book 1403, Page 15, said Register's Office; thence with the northerly margin of said strip and a tract of land owned by J. T. Owen north 81-3/4 deg. East 104 poles, north 81 ½ deg. East 28 poles, south 80 ½ deg, east 25 poles and north 73 deg. East 14 poles to a planted rock on top of a ridge; thence north 1 ½ deg. East 33 1/5 poles to a planted rock in a branch; thence with the center of said branch and with its meanderings south 89 ½ deg. west 14 poles, south 85 ½ deg. west 18 poles, south 68 deg. west 12 poles, north 77 ½ deg. west 14 poles, westwardly 6 4/5 poles to a short creek in said branch; thence continuing with the center of said branch south 9 deg. west 2 4/5 poles, north 86 deg. west 6 poles, north 48 deg. west 4 poles; thence south 75 ½ deg. west 17 1/5 poles to an elm tree in a fence; thence south 78 deg. west 10 3/5 poles to a persimmon tree; thence south 87 ½ deg. west 43 poles to an elm tree located about 5 ½ poles easterly from Sulphur Creek; thence south 58 deg. west crossing Sulphur Creek at 6 poles, in all 12 1/5 poles to the easterly margin of said Old Hickory Boulevard; thence with the easterly margin of said boulevard, south 13 ½ deg. West 30 3/5 poles to the beginning, containing 31 acres, more or less.

Davidson County DEEDWARR
Recvd: 02/14/07 11:48 3 pgs
Fees:18.00 Taxes:573.50
20070214-0018761

INCLUDED in the aforedescribed tract of land, but EXPRESSLY EXCLUDED THEREFROM is that certain out-conveyance of 25.96 acres, more or less, conveyed to R.T. Thompson and wife, Altie Lee Thompson, of record in Book 4834, Page 928, Register's office for Davidson County, Tennessee, to which record reference is hereby made and to which legal description is incorporated by reference herein.

Being the same property conveyed to Mary E. Nicholson by deed from Lonnie Edward Nicholson, III, dated 5/29/2004 and recorded 07/22/2004 as Instrument No: 20040722-0087967, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5240 Old Hickory Blvd., Nashville, TN 37215

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement for Ingress and Egress of record at Book 10502, page 33, Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exactc ters, details and requirements thereof.
3. Easements recorded in Book 11404, page 271, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Restrictive covenants recorded at 20020820-0100634, Register's Office of Cheatham County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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, his heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **Mary E. Nicholson,** has caused this instrument to be executed, this the 12th day of February, 2007.

Mary E. Nicholson

Mary E. Nicholson

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mary E. Nicholson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 12th day of February, 2007.

My commission Expires: 9-22-07

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC