WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

X Michael Darby
Affiant

Subscribed and sworn to before me, this 17th day of April, 2007

Jennifer D Lindsey
Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER S. DOULAP

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Darby	New Owner	107-13
(NAME)	(NAME)	(MAP)
4947 Hopedale Drive		51
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael L. Nichols, Sr. and wife, Bonnie J. Nichols, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Darby and wife, Mary Jean Darby, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly part of the "K. G. Austin" Lot, as shown on a Resubdivision of Part of T F Connolly Lands (unrecorded) Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for Davidson County, TN.

SAID part of said lot fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

BEING the same property conveyed to Michael L. Nichols, Sr. and Bonnie J. Nichols, husband and wife, by Quitclaim Deed from Tommie Lee Nichols and wife, Ruth B. Nichols, of record in Instrument No. 20060307-0026385, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1104 Coarsey Drive, Nashville, Tennessee 37214

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 we do covenant with the 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 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 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/our hand(s) this 17th day of April, 2007.

X Michael L. Nichols Sr.
Michael L. Nichols Sr.

Bonnie J. Nichols
Bonnie J. Nichols
by Michael L Nichols Sr
her atty in fact

Davidson County DEEDWARR
Recvd: 04/18/07 14:01 2 pgs
Fees:13.00 Taxes:136.90

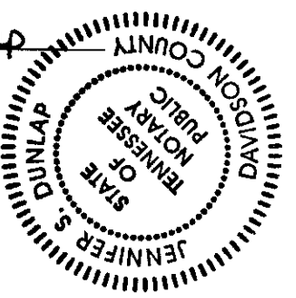
20070418-0046370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael L. Nichols Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of April, 2007.

Jennifer S. Dunlap
Notary Public



My Commission Expires: 9/19/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael L. Nichols Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Bonnie J. Nichols and that he is authorized by Bonnie J. Nichols to execute this instrument on her behalf.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of April, 2007.

Jennifer S. Dunlap
Notary Public



My Commission Expires: 9/19/09