This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:

CAROLYN A. KLUSER
1302 RIVERSIDE ROAD
OLD HICKORY, TN 37138

MORTGAGEE:

WELLS FARGO BANK, N.A.
12550 SE 93rd AVE., Suite 400
CLACKAMAS, OR 97015

Davidson County DEEDWARR
Recvd: 05/30/07 12:30 3 pgs
Fees:18.00 Taxes:795.50

20070530-0064069

SEND TAX BILL:

WELLS FARGO BANK
12550 SE 93RD AVE.
STE 400
CLACKAMAS, OR 97015

MAP AND PARCEL:

05303022500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT TYLER NICHOL and wife, KATHLEEN K. NICHOL** , ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto, **CAROLYN A. KLUSER , a single person** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

See Attached Exhibit "A"

This conveyance is made subject to the real estate taxes for 2007, and subsequent years; Easements of record and other such limitations and restrictions and easements as may affect the premises.

This is improved property commonly known as : **1302 RIVERSIDE ROAD**
OLD HICKORY, TN 37138

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of MAY , 2007.

Robert Tyler Nichol
ROBERT TYLER NICHOL

Kathleen K. Nichol
KATHLEEN K. NICHOL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dianne H Kimery, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT TYLER NICHOL and, KATHLEEN K. NICHOL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) , and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2007.

Dianne H Kimery
Notary Public

DIANNE H. KIMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES: May 2, 2011**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **215,000.00** .

Kathleen K. Nichol
AFFIANT

Subscribed and sworn to before me this 29th day of May, 2007.

Dianne H Kimery
NOTARY PUBLIC

DIANNE H. KIMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES: May 2, 2011**

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot (s) No. 136, as shown on the map entitled Section "B", Village of Old Hickory, of record in Book 1424, page 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 ROBERT TYLER NICHOL and wife, KATHLEEN K. NICHOL by deed from JAY F. VAUGHN and wife, ELIZABETH BEAM VAUGHN of record in Book 5454, page 969, dated June 21, 1979, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The Real Properly or its address is commonly known as: **1302 Riverside Road**
Old Hickory, Tennessee 37138

Map / Parcel No.: **053-03-0-225.00**