STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/24/07 14:54 2 pgs
Fees:13.00 Taxes:462.13
20070824-0101852

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nicolas Kimes
4945 Cimarron Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-03-0-014.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Lee Nelson, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Nicolas Kimes and Pamela Kimes, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section 3, Apache Hills, of record in Plat Book 4175, Page 9, amended in Book 4467, Page 801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Johnny Lee Nelson by Quitclaim Deed from Susan Nelson of record in Instrument No. 20010720-0077007, Register's Office for Davidson County, Tennessee, dated July 20, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4175, Page 9, amended in Book 4467, Page 801, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4225, Page 657, amended in Book 4361, Page 162, amended in Book 4454, Page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4945 Cimarron Way, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 23rd day of August, 2007.

Johnny Lee Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Johnny Lee Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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