Return to: Smith. Sholar. Associates, PLLC
846 Conference Dr, St# 4
Goodlettsville, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/07 11:22 2 pgs
Fees:13.00 Taxes:629.00
[redacted]
20070608-0068852

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170000.00

Affiant

Subscribed and sworn to before me this 21 day of May, 2007

Notary Public
My Commission expires: 2/20/10
(Affix Seal)

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Nichols	Robert Nichols	062-15-0-006.00
2609 Lishwood Drive	2609 Lishwood Dr.	RE-RECORD
Nashville, TN 37214	Nashville TN 37214	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Evelyn Drevenstedt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Nichols and Heather Nichols, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 125 on the plan of Southerland Heights, Section III, of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 100 feet on the North side of Lishwood Drive and runs back 331.4 feet on the West line and 241 feet on the East line to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to Lee Drevenstedt and wife, Dorothea Drevenstedt, by deed from Jack C. Boone and wife, Lucie C. Boone, on September 12, 1963, of record in Book 3618, page 159, Register's Office for Davidson County, Tennessee. And further conveyed to Evelyn Drevenstedt as referenced by Affidavit of Heirship of record in Book 8139, page 847, said Register's Office.

The signature of Evelyn Drevenstedt is signed by her duly appointed attorney-in-fact, Ronald B. Fielder pursuant to the power of attorney recorded in Instrument Number 20070917-0110878.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 062-15-0-006.00.
- Subject to all matters as shown on the Plan of record in Book 2663, page 117, Register's Office Davidson County, Tennessee.

This is improved property known as: **2609 Lishwood Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Davidson County DEEDWARR
Recvd: 09/17/07 10:45 2 pgs
Fees:12.00 Taxes:0.00
20070917-0110879

WITNESS our hands this May 31, 2007.

Evelyn Drevenstedt Evelyn Drevenstedt

BY: Ronald B. Fielder, Attorney-in-fact
Ronald B. Fielder, Attorney-in-fact

This documetn is being re-recorded for the purpose of recording the Power of Attorney and referencing it on the Deed.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Ronald B. Fielder**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Evelyn Drevenstedt,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Evelyn Drevenstedt,** the bargainor(s), by the said **Ronald B. Fielder**, as Attorney-in-Fact.

WITNESS my hand and seal, this 31st day of May, 2007.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY