PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 49232
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/07/08 13:59 2 pg:
Fees:13.00 Taxes:2401.30
20080407-0035108

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gerald F. Nicely Donna D. Nicely 304 St. James Park Nashville, Tennessee 37215	New Owners

TAX MAP-PARCEL NUMBERS: 117130B09600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$649,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret E. Pirtle, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerald F. Nicely and spouse, Donna D. Nicely** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Phase One, Abbottsford of record in Book 6250, pages 419, 420 and 421, amended in Book 6755, page 269, Book 6771, page 683 and Book 6800, page 164, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Margaret E. Pirtle by deed from Paul H. Barnett and wife, Paula A. Barnett dated Feb. 29, 2000 and recorded on March 2, 2000 of record in Doc. No. 20000302-0020514 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20011005-0108874, said Register's Office, Raymond Pirtle conveyed his interest in subject property to Margaret E. Pirtle.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, pages 419, 420 and 421, amended in Book 6755, page 269, Book 6771, page 683 and Book 6800, page 164, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 6928, page 934, Book 10458, page 810, Doc. No. 20010330-0030930, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 304 St. James Park, Nashville, Tennessee 37215.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2008.

Margaret E. Pirtle

State of TENNESSEE
County of DAVIDSON

On this 26th day of March, 2008 , before me the undersigned authority, personally appeared Margaret E. Pirtle, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $649,000.00

Affiant

Sworn and subscribed before me this the 26th day of March, 2008

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public