Bk/ 36
23082

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/08 13:30 2 pgs
Fees:13.00 Taxes:2035.00

20080411-0036991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2008

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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 |
|---|---|---|
| Edwin Scott Hatcher | SAME AS NEW OWNER | 115-04 |
| (NAME) | (NAME) | (MAP) |
| 724 Darden Place | | 79 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37205 | | |
| (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, John William Nichols and Philip Girard Nichols, Co-Executors of the Estate of Mary Robinson Nichols, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Edwin Scott Hatcher and spouse Ann G. Hatcher, 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, TN, BEING Lot No. 162, on the Plan of Hillwood Estates, Section Nine, Part One, of record in Book 2331, page 27, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Charles S. Nichols and wife, Mary R. Nichols, by deed from Woodhaven Homes, Incorporated, dated May 2, 1956, of record in Book 2542, page 433, Register's Office for Davidson County, TN. The said Charles S. Nichols having since died. Mary R. Nichols executed a Disclaimer of Interest in Instrument No. 20030722-0102535, said Register's Office. Being further conveyed to Mary R. Nichols (erroneously referred to as Mary S. Nichols) by Quitclaim Deed from John William Nichols, Philip Girard Nichols, Dale Hunt Nichols and Charles Sanford Nichols, dated August 25, 2003, of record in Instrument No. 20030911-0133601, said Register's Office. The said Mary R. Nichols having since died.

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: 724 Darden Place, Nashville, Tennessee 37205

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 10th day of April, 2008.

Estate of Mary Robinson Nichols

BY: John William Nichols, Co-Executor

Witness my/our hand(s) this 10th day of April, 2008.

Estate of Mary Robinson Nichols

BY: Philip Girard Nichols, Co-Executor, by John William Nichols as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John William Nichols, Co-Executor of the Estate of Mary Robinson Nichols, 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 10th day of April, 2008.

JAMES M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/14/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John William Nichols, Co-Executor of the Estate of Mary Robinson Nichols, 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 Attorney-In-Fact for Philip Girard Nichols, Co-Executor of the Estate of Mary Robinson Nichols, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Philip Girard Nichols, Co-Executor, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 10th day of April, 2008.

JAMES M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/14/09