Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and Return to:
Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

39-B
File #08-1139

Davidson County DEEDWARR
Recvd: 06/10/08 09:07 2 pg
Fees:13.00 Taxes:610.50
20080610-0059537

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Terence John Van Raay and Jacqueline M. Gagnier, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Matthew Nichols and wife, Kristin Nichols, 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. 54 on the Plan of Section Two, McMurray Place, as of record in Plat Book 5200, Page 440, as amended by Surveyor's Certificate of Correction of record in Book 6876, Page 954, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terence John Van Raay and Jacqueline M. Gagnier, husband and wife, by deed dated November 30, 2004 from Bennie G. Dailey and wife, Martha H. Dailey of record in Inst. No. 20041207-0145797, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5040 Meta Drive, Nashville TN, 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 2nd day of June, 2008.

Terence John Van Raay

Jacqueline M. Gagnier

State of Tennessee)
County of Davidson)

On this 2nd day of June, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Terence John Van Raay and Jacqueline M. Gagnier, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-2010

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00.

Affiant

Sworn and subscribed before me on this the 2nd day of June, 2008.

Notary Public

My Commission Expires: 7-25-2010

NEW OWNER:
Matthew Nichols
5040 Meta Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
161-02-162