BOX 50-B RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,000.00

James E. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lesli Lynn Bills	First Horizon Home Loans	Parcel ID:
2401 Pennington Bend Road	4000 Horizon Way	06205004600
Nashville, TN 37214	Irving, TX 75063	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James E. Nichols aka James Nichols, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lesli Lynn Bills

hereinafter called the 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. 61, on the revised and unrecorded Map of Riverview Subdivision partially described according to a survey made by Raymond Binkley dated 7-7-78 as follows:

Said Lot No. 61 fronts 50 feet on the westerly margin of Pennington Bend Road and extends back 159.9 feet on the northerly line and 158.11 feet on the southerly line to a line on the rear on which it measures 43.5 feet.

Being the same property conveyed to James Nichols by deed from Andrew Gluck, a single man, of record in Book 5406, Page 8, said Register's Office.

and,

BEING Lots Nos. 62 and 63, on the Revised Map of Riverview Subdivision, unrecorded, described as follows:

BEGINNING at a point in the westerly margin of Riverview Avenue, the common corner of Lots Nos. 61 and 62, said point being 3,277.4 feet, more or less, northwest of the intersection of said Avenue and McGavock Pike; thence with the line between said two lots southwesterly 159.9 feet, more or less, to the low water mark of the Cumberland River; thence with the line of said River, northerly 100 feet, more or less, to the common corner of Lots Nos. 63 and 64 on said Map; thence with the line between said two lots northeasterly 160 feet, more or less, to a point in the westerly margin of Riverview Avenue; thence with the margin of the same southeasterly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to James E. Nichols, a single person, by deed from Lee Stoller and wife, Cristy Stoller, of record in Book 5359, Page 194, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2929, Page 322, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) Flowage Easement of record in Book 2200, Page 507, said Register's Office; (3) Agreement for Easement to Metro for Sewage pump, lines and services; (4) Rights of upper and lower riparian owners in and to the free and unobstructed flow of any rivers, streams, creeks, or branches extending through or across the subject property without diminution or pollution.

James Nichols and James E. Nichols being one in the same person.

Davidson County DEEDWARR
Recvd: 07/22/08 09:55 2 pg
Fees:13.00 Taxes:936.10
20080722-0075022

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2401 Pennington Bend Road, Nashville, TN 37214

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 hand this 21st day of July, 2008.

James E. Nichols aka James Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Nichols aka James and Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2008.

My Commission Expires: 4-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.