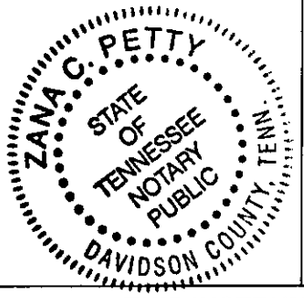
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,800.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2009

_____
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:
Ronniea Dozier	SunTrust Mortgage, Inc.	Parcel ID:
1316 Quail Valley Rd.	401 Commerce Street; Ste. 6100	108080E02100CO
Nashville, TN 37214	Nashville, TN 37219	

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

Jason A. Nichols, unmarried

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

Ronniea Dozier, single person

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:

BEING a certain condominium apartment, to wit: Unit 21, Lot 28 on the Plan of Condominium Site Plan of Quail Valley, Section Three, Phase 6, Revision of Lots 25, 26, 27 and 28, of record in Book 5800, Page 204, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason A. Nichols by Quitclaim Deed from Rebecca R. Nichols of record in Instrument 20090427-0037848, said Register's Office, dated April 23, 2009. See also deeds of record in Book 10332, Page 967; Book 10232, Page 878; Book 10232, Page 875; Book 8592, Page 947, and Book 8505, Page 161, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5753, page 562; Book 6003, page 212; Book 5931, page 506; Book 5851, page 779; Book 5884, page 534, Book 5970, page 828; Book 6058, page 828; Book 6081, page 130; Book 9082, page 873; Book 5851, page 793; and Book 5884, page 566, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 204, said Register's Office.

The signature of Jason A. Nichols is signed by his duly appointed Attorney-in-Fact, James E. Nichols, pursuant to the Power of Attorney of record in Instrument 20090825-0079928, said Register's Office.

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 1316 Quail Valley Rd., 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 20 day of August, 2009.

Jason A. Nichols By: James E. Nichols - Attorney-in-Fact

Jason A. Nichols
By: James E. Nichols, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans: T20090058121 DEEDWARR
Recvd: 08/25/09 11:22 2 pgs
Fees: 13.00 Taxes: 302.66

20090825-0079929

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, 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 on behalf of Jason A. Nichols as his Attorney in Fact as the free act and deed of the within named Jason A. Nichols.

Witness my hand and official seal at Nashville, Tennessee the 20 day of August, 2009.

My Commission Expires: 11-22-10

Notary Public

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