THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2415

BILL GARRETT, Davidson County
Trans: T20090080523 DEEDWARR
Recvd: 11/30/09 11:09 2 pgs
Fees: 13.00 Taxes: 328.93
20091130-0109078

Property Address: 4220 Old Hickory Blvd, Old Hickory, TN 37138

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Pamelia A. Nichols**, unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Joseph C. Brenner, unmarried, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being the northeast 45 feet of Lot 18 of Block 4, on the plan of Berryville, as of record in Book 421, page 117, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot 18 fronts 45 feet in the easterly side of Old Hickory Boulevard, and extends 150 feet between parallel lines to a dead line measuring 45 feet.

Being the same property conveyed to Pamelia A. Nichols by Warranty Deed from Bernard Nelson Deal, dated November 29, 2000 and filed for record December 5, 2000 in Insturment #20001205-01197227, Register's Office for Davidson county, Tennessee.

NOTE: Included in the above legal description but expressly excluded herefrom is a Right of Way Deed for Highway Purposes of record in Book 5642, page 98, said Register's Office.

This is improved property known as 4220 Old Hickory Blvd., Old Hickory, TN 37138.
MAP 64-9-131

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 24th day of November, 2009.

Pamelia A. Nichols {Seal}
Pamelia A. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of November, 2009, before me the undersigned officer, personally appeared Pamelia A. Nichols, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

My Commission expires: _____

Grantor's Name, Address, Phone
Pamelia A. Nichols

ADDRESS of NEW OWNER +
Grantee's Name, Address and send tax bills to:
Joseph C. Brenner
4220 Old Hickory Blvd.
Old Hickory, TN 37138
Parcel # 64-9-131.01

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $88,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 24 day of November, 2009.

Notary Public

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY