WARRANTY DEED

G-VRE-10-0222

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMM. EXP. RUDY FRANCES

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Nicholson	James L. Nicholson	
222 Polk Avenue, #603 (ADDRESS)	222 Polk Avenue, #603 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	93-5-2-A-122.00 CO

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 considerations, the receipt of which is hereby acknowledged, we BANCORPSOUTH BANK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES L. NICHOLSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 603, WATAUGA CONDOMINIUMS, FORMERLY KNOWN AS POLK MANOR, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20061025-0132105, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BANCORPSOUTH BANK BY TRUSTEE'S DEED FROM JERRY P. SPORE, ACTING AS TRUSTEE, RECORDED ON THE 23RD DAY OF SEPTEMBER, 2009 IN INSTRUMENT NO. 20090923-0088492, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 222 Polk Avenue, #603, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of January, 2010.

Bancorpsouth Bank

BY:

BILL GARRETT, Davidson County
Trans:T20100006851 DEEDWARR
Recvd: 02/03/10 13:01 2 pgs
Fees:13.00 Taxes:425.50
20100203-0008638

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2010, before me personally appeared Chris Marchetti, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Senior Vice President of BancorpSouth Bank, the within named bargainor, a corporation, and that he/she as such Senior Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of January, 2010.

Notary Public

My Commission Expires: 7-24-10

CHARLES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903