WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/10 09:20 2 pgs
Fees:13.00 Taxes:99.90
20100409-0026793

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$27,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of March, 2010.

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gregg Nicholson	- Same -	044-05-0-001.00
8066 Greenbrier Road		
Joelton, TN 37080	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **128 Scenic View Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gregg Nicholson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 4 on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell & Morrison, May, 1954, as follows:

Beginning at a point in the southeasterly margin of Scenic Drive, 112.2 feet south of the southeast corner of the Morgan Hurt Property, being the common corner of Tract 4 and 5; thence with the margin of said Drive, south 47 47' east 38.5 feet ti the beginning of a curve; thence along said curve, southwardly 23.56 feet to a point on the northwesterly margin of Shelby Street; thence with the margin of said Street, south 42 13' west 120 feet to the common corner of Tracts 4 and 7; thence with the line between said Tracts, north 47 47' west 53.5 feet to the common corner of Tracts 4 and 5; thence with the line between said Tracts, north 42 13' east 135 feet to the beginning.

Being the same property conveyed to 128 Scenic View Trust, First Jordan, LLC, as Trustee, by deed from Sue Robinson Payne, on March 11, 2010, of record in Instrument Number 20100409-0026792 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **128 Scenic View Road, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 24, 2010.

First Jordan, LLC, As trustee for the 128 Scenic View Trust

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Chief Manager of First Jordan, LLC, as Trustee of the 128 Scenic View Trust, the within named bargainer, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this 24 day of March, 2010.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY