AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2010.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert B. Pickett **Layne H. Pickett**	Franklin American Mgt.	**Map 130-11, Parcel 053**
910 Lynnwood Blvd.	501 Corporate Centre Dr Ste 400	
Nashville, TN 37205	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gerald F. Nicely and Donna D. Nicely, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert B. Pickett and Layne H. Pickett, husband and wife

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. 23 on the unrecorded plan of Section II, Block A, Tyne Meade, being described as follows:

BEGINNING at a point on the easterly margin of Lynwood Boulevard, at the common corner of Lots 23 and 24; thence, with the margin of said Boulevard, northwardly 100 feet to the common corner of Lot Nos. 23 and 22; thence, with the line between said lots, eastwardly 250 feet to a point; thence, southwardly 100 feet to the common easterly corner of Lots 23 and 24; thence, with the line between said lots, westwardly 250 feet to the BEGINNING.

Being the same property conveyed to Donna D. Mancini, unmarried by Deed from Overton T. Smith, unmarried, dated October 24, 1996, of record in Book 10236, Page 891, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Gerald F. Nicely, a one-half (1/2) undivided interest, by Quitclaim Deed from Donna D. Nicely (formerly Donna D. Mancini), dated January 15, 1998, of record in Book 10769, Page 506, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X_) Unimproved (____) property, known as **910 Lynnwood Blvd., Nashville, TN 37205**

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 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/our hand(s) this **5th** day of **August, 2010.**

Gerald F. Nicely

Donna D. Nicely
Donna D. Nicely

BILL GARRETT, Davidson County
Trans:T20100049051 DEEDWARR
Recvd: 08/09/10 11:37 2 pgs
Fees:13.00 Taxes:1720.50

20100809-0062665

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gerald F. Nicely and Donna D. Nicely,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **August, 2010.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13