This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010292

BILL GARRETT, Davidson County
Trans:T20100053945 DEEDWARR
Recvd: 08/30/10 14:05 2 pgs
Fees:13.00 Taxes:321.90
20100830-0068643

Send Tax Bills To:
North American Savings Bank, F.S.B.
12520 South 71 Highway
Grandview, MO 64030

New Owner is:
Entrust Tennessee, Inc. FBO
Donald T. Nichols IRA
812 Beth Drive
Nashville, TN 37206

MAP: 084-09-0

PARCEL: 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jean S. Nicholas** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Entrust Tennessee, Inc. FBO Donald T. Nichols IRA**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **812 Beth Drive, Nashville, TN 37206**

Being Lot No. 13 on the Plan of East Towne, Section 1, of record in Book 3700, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jean S. Nicholas by Warranty Deed from James T. Searcy, Sr. and wife, Joyce L. Searcy, dated 7/28/88 and recorded 8/1/88 in Book 7614, page 612, Register's Office for Davidson County, Tennessee.

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

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of August, 2010.

GRANTOR(S):

JEAN S. NICHOLAS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jean S. Nicholas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of August, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$87,000.00**.

AFFIANT

SWORN TO and subscribed before me this 20th day of August, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13