BILL GARRETT, Davidson County
Trans:T20100064671 DEEDWARR
Recvd: 10/12/10 15:59 2 pgs
Fees:13.00 Taxes:3040.71
20101012-0081830

THIS INSTRUMENT PREPARED BY: **MARCY ELIZABETH SHELTON** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $821,814.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2010. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

Address New Owner As Follows: James T. Mauries and Jennifer L. Lightsey 115 19th Avenue South Nashville, TN 37203	Send Tax Bills To: Pinnacle National Bank 150 3rd Avenue S, #900 Nashville, TN 37201	Map-Parcel Number: 092-16-123.00 AND 092-16-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLSON'S HI-FIDELITY CENTER, INC., a Tennessee corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **JAMES T. MAURIES AND WIFE, JENNIFER L. LIGHTSEY,** as Tenants by the Entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I: Being a part of Lot No. 146 in Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of an alley, said alley being about 100 feet north of the intersection of Broad Street and 19th Avenue South; said point of beginning being about 127 ½ feet west from the northwesterly corner of the intersection of said alley with 19th Avenue South; thence runs westerly along the margin of said alley 28 feet, more or less, to another alley; thence northward and parallel with 19th Avenue South, 35 ½ feet more or less to a point; thence easterly 28 feet more or less to a point; thence southwardly 35 ½ feet to the point of beginning.

Tract II: Beginning on the westerly margin of 19th Avenue South at a point being 106 feet northerly from the northwest intersection of 19th Avenue South and Broadway, formerly Broad Street, being the northerly margin of a 6 foot alley; thence with the westerly margin of 19th Avenue South, northerly 69 ½ feet to the southeast corner of the W. C. Collier property; thence with the southern boundary line of said Collier property westerly 151 feet to an alley; thence with said alley southerly 32 feet to a point, being 1 foot from the northern wall of a brick stable; thence easterly and parallel to the northern wall of said stable 28 feet; thence southerly and parallel to the eastern wall of said stable; 35 ½ feet to an alley; thence with said alley easterly 125 2/5 feet to the beginning.

Being the same property conveyed to Nicholson's Hi-Fidelity Center, Inc., a Tennessee corporation, by deed from Alexander M. Nicholson, Jr. of record in Instrument No. 20060922-0117937, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as: **113 and 115 19th Avenue South, Nashville, TN 37203.**

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, their heirs and assigns, forever; and they covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and binds itself, its successors and assigns, 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.

WITNESS my hand this 12th day of October, 2010.

NICHOLSON'S HI-FIDELITY CENTER, INC.,
a Tennessee corporation

By: Alexander M. Nicholson Jr., President
Alexander M. Nicholson, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER M. NICHOLSON, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of October, 2010.

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires September 8, 2013

Notary Public

My Commission Expires: _____