WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2010

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret C. Nicholson	NEW OWNER	Parcel ID:
5235 Ashland City Hwy		05700000900
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Erica Martin, f/k/a Erica Furman, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Margaret C. Nicholson
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, described as follows:

BEING a tract of land in the 13th, formerly 25th, Civil District of said County.

BEGINNING at an iron pin in the west right-of-way of Old Hickory Boulevard, said point being 209.19 feet northeast of a concrete monument in the right-of-way of said Road, being the northeast corner of the Joines property and the southeast corner of the remaining Martin property; thence north 75 deg. 02' 42" west 778.33 feet to an iron pin; thence north 02 deg. 11' 24" east 194.82 feet to an iron pin; thence south 75 deg. 02' 42" east 827.79 feet to an iron pin in the west right-of-way of Old Hickory Boulevard thence along said right-of-way south 16 deg. 53' 12" west 190.11 feet to the point of beginning, containing 3.50 acres, more or less, according to a survey of William M. Keel, dated 5/14/81 and revised in May of 1983.

Being the same property conveyed to Erica Furman by Quitclaim Deed from Jerry W. Martin of record in Instrument 20070227-0023975, said Register's Office. See also deed of record in Book 7470, Page 815, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors.

Erica Martin and Erica Furman being one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 5445 Old Hickory Blvd., Ashland City, TN 37015

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 we do covenant with 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 hand this 21st day of October, 2010.

Erica Martin

BILL GARRETT, Davidson County
Trans:T20100067423 DEEDWARR
Recvd: 10/25/10 10:55 2 pgs
Fees:13.00 Taxes:111.00

20101025-0085180

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.