THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110043377 DEEDWARR
Recvd: 07/19/11 09:23 2 pgs
Fees:13.00 Taxes:1202.50
20110719-0055023

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***325,000.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Frances O. Nichols 4606 Dakota Avenue Nashville, Tennessee 37209	SAME	MAP 091-16-0 PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($***325,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Alastair Brice Bickmore Dundas, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Frances O. Nichols, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 507 of Block No. 24 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alastair Brice Bickmore Dundas by Warranty Deed dated July 18, 2006, from Marne R. Duke and husband, Brian Duke, as of record as Instrument No. 20060725-0089597, and re-recorded as Instrument No. 20070110-0003967 in the Register's Office for Davidson County, Tennessee.

Penny Dundas, spouse of Alastair Brice Bickmore Dundas, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 4606 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 12th day of July, 2011.

Alastair Brice Bickmore Dundas

Penny Dundas

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 Alastair Brice Bickmore Dundas and Penny Dundas, the bargainors, 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 this 12th day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY