THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10116 PG 132

OUR FILE NUMBER: 5540

MAP/GROUP/PARCEL
54 13 147

NEW OWNER'S NAME AND ADDRESS:
Russell Nelson and wife, Donna Nelson
121 Dekewood Drive
Old Hickory, TN 37138

[illegible] 07/10 0101 03CHECK 223.60

SEND TAX BILLS TO:
Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, John W. Collins and wife, Lattie S. Collins, hereinafter called Grantors, do hereby transfer and convey unto Russell Nelson and wife, Donna Nelson, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee,

BEING Lot No. 38 on the Plan of Brandywine Place, of record in Plat Book 6250, Page 327, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to grantors herein by deed of record in Book 6682, Page 169, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John W. Collins

Lattie S. Collins

96 JUL 10 AM 10:12

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02019 03

BOOK 10116 PG 133

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, John W. Collins and wife, Lattie S. Collins, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of July, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/3/98
STATE OF TENNESSEE
COUNTY OF SUMNER

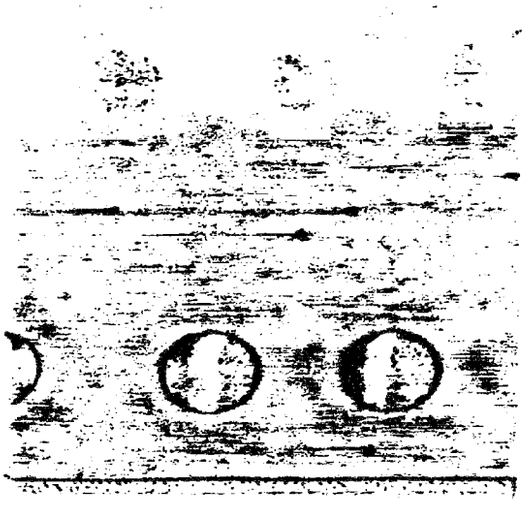
The actual consideration or value whichever is greater for this transfer is $58,000.00.

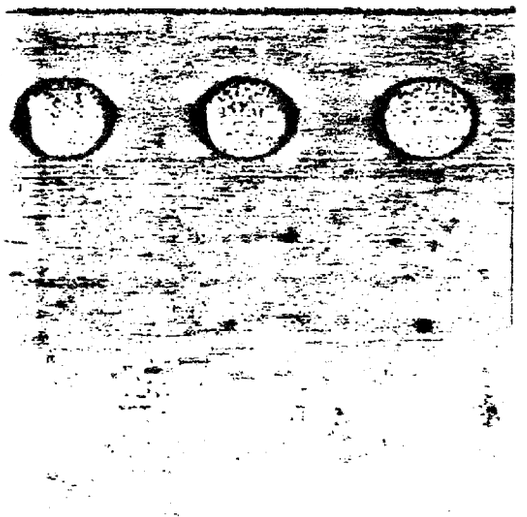
AFFIANT

Sworn to and subscribed before me, this the 2nd day of July, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10116 PG 134

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 58000.00
				CON TX 214.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 223.60
				CHECK 223.60
			07/10/96 01	10:20 0001 3384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201903
IDENTIF. # REFERENCE

96 JUL 10 AM 10: 12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1061087