This Instrument Prepared By:
Brokers Escrow Services, Inc.
211 Donelson Pike
Nashville, Tennessee 37214

BK/PG 10744:388

ADDRESS NEW OWNER:
SCOTT R. NELSON and MICHELLE NELSON
6745 Autumnwood Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NORWEST MORTGAGE, INC.
405 SW 5th Street
Des Moines, IA 55309

MAP **155-08-C**
PARCEL **266**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GRASSMEYER CONSTRUCTION, INC.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **SCOTT R. NELSON and wife, MICHELLE NELSON**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Final Plat of Poplar Creek Estates, Phase IV as of record in Plat Book 9700, Page 195, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grassmeyer Construction, Inc. by Deed from Poplar Creek Development Company of record in Book 10243, Page 863, Register's Office for Davidson County, Tennessee.

This is improved property known as 6745 Autumnwood Drive, Nashville, Tennessee 37221.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants contained in instrument of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 9700, Page 195, Register's Office for Davidson County, Tennessee, shows an Owners Certificate, certain building limits, certain notes and requirements, to which plat specific reference is here made.

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 GRANTOR does 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 warrants that the same is unencumbered unless

otherwise herein set out and GRANTOR, does further covenant and bind itself, its 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.

WITNESS our hands this the 31st day of December, 1997.

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GRASSMEYER CONSTRUCTION, INC.

By: Bryan Grassmeyer

~~BRIAN~~ GRASSMEYER, President

BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRYAN Personally appeared before me, the undersigned Notary Public in and for said County and State, **~~BRIAN~~ GRASSMEYER, President of GRASSMEYER CONSTRUCTION, INC.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed as **President for GRASSMEYER CONSTRUCTION, INC.** for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 1997.

Amy Beth Walpole

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $208,000.00.

Scott R. Reh

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 1997.

Amy Beth Walpole

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

7905 01/02 0101 03CHECK 778.60

98 JAN -2 PM 2:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03386283

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
208000.00
CON TX 769.60
PRFEE 1.00
WDEED 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 778.60
CHECK 778.60
01/02/98 01 14:45 0001 7905

0386283
IDENTIF. # REFERENCE

98 JAN -2 PM 2:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1238587