STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

15th DAY OF September, 1999.

TODD SHOLAR NOTARY PUBLIC AT LARGE TENN. SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES

BOOK 11689 PAGE 358

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
John C. Nelson and Michele D. Nelson, husband and wife
(NAME)

924 Sun Valley Drive
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
First Union Mortgage Corporation
(NAME)

1410 Commonwealth Drive
(STREET ADDRESS)

Wilmington, NC 28403
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
33-16-273

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, **Randy Alan Shannon and Kathy Denise Shannon, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Nelson and Michele D. Nelson, husband and wife**, 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, being Lot No. 6, on the plan of Primrose Acres, Section 4, as shown on plat of record in Plat Book 6900, Page 700, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Randy Alan Shannon and wife, Kathy Denise Shannon, by Deed of Record in Book 9460, Page 337, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 924 Sun Valley Drive , Madison, TN 37115.

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. 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.

Witness my/our hand(s) this 15th day of September, 1999.

Randy Alan Shannon

Kathy Denise Shannon

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 Randy Alan Shannon and Kathy Denise Shannon, husband and wife the bargainor(s), 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, this 15th day of September, 1999.

Commission expires 9-28-02

D. TODD SHOLAR NOTARY PUBLIC Notary Public AT LARGE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Randy Alan Shannon and Kathy Denise Shannon, husband and wife and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that (he/they) as such _____ _____ and _____ , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ _____ as such _____ , and attesting the same by the said _____ _____ as such _____

Witness my hand and official seal at office on this the 15th day of September, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of September, 1999.

My Commission Expires:_____

_____
Notary Public

0642989

RELEASE REFERENCE

OCT -5 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

RECORDED 10/05/99 01:01 PM 0024

Prepared by &
Return to Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11689 PAGE 360

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0642989

M.B. # REFERENCE

99 OCT -5 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

CAMT
103400.00
CON TX 382.58
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 393.58
CHECK 393.58

10/05/99 01 09:20 0001 6024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523910