This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Randall L. Kinnard
121 (aka 121A) Woodmont Blvd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

Instr:200004130037451 Page: 1 OF 3
REC'D FOR REC 04/13/2000 2:21:15PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1110.00

MAP **116-3**
GROUP
PARCEL **30**

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 and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr., married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Randall L. Kinnard and wife, Peggy Kinnard**, 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:

See Exhibit A attached hereto.

This conveyance is made subject to real property taxes for 2000 and subsequent years, and subject to easement to Metropolitan Government of Nashville and Davidson County by instrument of record in Book 3966, page 140, said Register's Office.

This is improved property known as 121 (aka 121A) Woodmont Blvd., Nashville, Tennessee 37205.

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 covenants with the said "GRANTEES" 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, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

PATRICIA O. NELSON, wife of Oscar Tivis Nelson, Jr., joins in this conveyance to transfer all her right, title and interest in subject property, marital or otherwise.

WITNESS our hands this the 10th day of April, 2000.

Oscar Tivis Nelson, Jr.

Patricia O. Nelson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Oscar Tivis Nelson, Jr., married**, the bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal this 10th day of April, 2000.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia O. Nelson,** the bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal this 29 day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 3-23-2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of April, 2000.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

Exhibit "A"

Land in Davidson County, Tennessee, being part of Lot No. 140 on the Plan of Kenner Manor Land Company's Second Subdivision as of record in Book 421, page 100, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Woodmont Avenue, at the northeast corner of said Lot No. 140 in said plan; running thence along the westerly margin of said avenue, southerly 100 feet to the southeast corner of said Lot No. 140, in said westerly margin of said avenue; thence with the line between Lots Nos. 140 and 141 in said plan, westerly 200 feet, thence northerly parallel with the western margin of said avenue, and with the easterly line of the parcel of land conveyed by Henry E. Richardson to Percy Warner by deed of record in Book 535, page 411 of said Register's Office, 90 feet to the southerly corner of a strip of land conveyed by R. S. Vaughn, Trustee, to said Percy Warner by deed of record in Book 539, page 656, said Register's Office; thence north 36 deg. west to the southerly line of Lot No. 139 in said plan; thence to the point of beginning.

Being the same property conveyed to Oscar T. Nelson, Jr. by deed from Tony St. Charles and wife Sue Resha St. Charles of record in Book 5024, page 502, said Register's Office.

OTN