This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Do nelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 06/19/01 15:00 2pgs
Fees:10.00 Taxes:0.00
20010619-0065067

ADDRESS NEW OWNER:
JAMES E. NELSON
846 Kathy Circle
Gallatin, TN 37066

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
IndyMac Bank FSB
155 North Lake Avenue
Pasedena, CA 91101

MAP **33-00**
GROUP
PARCEL **27.00**

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **JAMES E. NELSON, Jr.** and wife, **GENELLA PHILLIPS NELSON** , as tenants by the entirety, I, **JAMES E. NELSON** by these presents do hereby quit claim, grant and convey unto DAVID J. WAYNICK, Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, beginning at an existing concrete monument located in the northerly right of way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet West of Dickerson Pike (also known as U.S.31 West, U.S. 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estates-Section one of record in Plat Book 6900, Page 634, Register's Office for said County, and the Southeast corner of this Tract; thence, with the Northerly margin of Campbell Road North 86 degrees 59 minutes 52 seconds West, 17.60 feet to an existing iron pin; thence North 86 degrees 39 minutes 34 seconds West 63.84 foot to an existing iron pin; thence North 86 degrees 21 minutes 18 seconds West, 8.00 feet to an existing concrete monument; the Southeast corner of Lot 64 of said Plan, and the Southwest corner of this Tract; thence leaving said Northerly margin along the East line of Lot 64, North 3 degrees, 40 minutes, 44 seconds, East, 149.60 feet to an existing concrete monument in the South line of that property, owned by Echo Hill Joint Venture of record in Deed monument in the South line of that property, owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this Tract; thence with said South line, South 86 degrees, 47 minutes, 13 seconds East 14.62 feet to a point; thence South 85 degrees 25 minutes 23 seconds East 50.07 feet to a point; the Southeast corner to said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 976, for said County; thence with the South line of said second tract, South 88 degrees 39 minutes 16 seconds East 22.80 feet to an existing concrete monument; the Northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the Northeast corner of this tract; thence with the West line of Lot 63, South to degrees 55 minutes 15 seconds West 149.29 feet to the point of beginning, containing 13, 196 square foot, more or less.

Being the same property conveyed to **JAMES E. NELSON** by deed from Secretary of Housing and Urban Development dated May 30, 2001, of record in Instrument No. 20010605-0057996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 1134 Campbell Road, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 6 day of June, 2001

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004

And now, I, the said David J. Waynick, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **JAMES E. NELSON, JR.** and wife, **GENELLA PHILLIPS NELSON**, as tenants by the entirety, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6 day of _____, 2001.

JAMES E. NELSON

David J. Waynick, Trustee

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 **JAMES E. NELSON**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of June, 2001

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004

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 David J. Waynick, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of June, 2001.

Notary Public

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE TENN.

Commission expires July 3, 2001