WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/01 14:33 2pgs
Fees:13.00 Taxes:477.30

20011001-0105682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Elaine P. Aikens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th Day of September, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/4/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main St., #201 Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine P. Aikens	Navy Federal Credit Union	Map # 108-12-0-184.00
(NAME)	(NAME)	
3329 Quail Run Ct.	P. O. Box 3340	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Merrifield, VA 22199-3340	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert H. Nelson, Jr., and wife and Peggy L. Nelson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elaine P. Aikens, a single person** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 20 on the Plan of Trailwood Subdivision, Section 3, according to the plat thereof, recorded in Plat Book 6900, Page 67 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Robert H. Nelson, Jr. and wife, Peggy L. Nelson by Warranty Deed of record in Book 9550, page 984, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6128, page 361, and all matters shown on the plan of record in Plat Book 6900, page 67, Register's Office, Davidson County, Tennessee.

This is unimproved ( )
improved(xx) property, known as 3329 Quail Run Ct. Nashville TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 17th Day of September, 2001.

Robert H. Nelson, Jr.

Peggy L. Nelson

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Robert H. Nelson, Jr. and Peggy L. Nelson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th Day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

B. A. HOOD
NOTARY PUBLIC
A. LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
November 4, 2003