03

Kathy Folk 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 43095
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/12/01 10:55 2pgs
Fees:13.00 Taxes:578.68
20011212-0137110

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
F. Shannon Nelson 5204 Wyoming Avenue Nashville, Tennessee 37209	SouthTrust Mortgage Corporation 210 Wildwood Parkway Suite 100 Birmingham, Alabama 35209

TAX MAP-PARCEL NUMBERS: 103-03-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,400.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marabeth Jordan Salveson**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **F. Shannon Nelson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dickens Subdivision of record in Book 3300, page 24, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the northerly margin of Wyoming Avenue and extends back between parallel lines 160 feet to a dead line in the rear.

BEING the same property conveyed to Marabeth Jordan Salveson by deed from Franklin P. Michels, Jr., and wife, Sara Martin-Michaels of record in Book 10455, page 688, Register's Office for Davidson County, Tennessee. The said Marabeth Jordan Salveson has since been married.

Kevin J. Quinn, II, spouse of Marabeth Jordan Salveson, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 24, said Register's Office, which Plan shows a 30 foot minimum building setback line from Wyoming Avenue.

This is improved property, known as: 5204 Wyoming, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2001.

Marabeth Jordan Salveson

Kevin J. Quinn, II

State of TENNESSEE
County of DAVIDSON

On this 6th day of December, 2001 , before me the undersigned authority, personally appeared Marabeth Jordan Salveson and Kevin J. Quinn, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $156,400.00

Affiant

Sworn and subscribed before me this the 6th day of December, 2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/14/2005