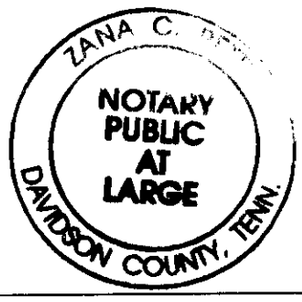
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,800.00

Colleen L. Creamer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 20 01

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen L. Creamer (NAME)	Columbia National Incorporated (NAME)	MAP 98-5
5209 Dove Trail (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 121
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	

FOR AND 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, Donald Wayne Nelson and wife, Teresa Corinne Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colleen L. Creamer, unmarried

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:

BEING Lot No. 22-A, Zone Lot Division, Lot No. 22, Hunters Point, of record in Plat Book 6900, Page 620, amending Plat Book 5200, Page 736, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald Wayne Nelson and wife, Teresa Corinne Nelson by deed from Willie Thomas Harper, Jr. and wife, Colleen McNamara Harper, of record in Book 9764, Page 724, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3814, Page 592; Book 3897, Page 926; Book 6207, Page 609; Book 6256, Page 294; Book 6279, Page 741; and Plat Book 6900, Page 620, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 620, amending Plat Book 5200, Page 736, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5209 Dove Trail, Hermitage, TN 37076
(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 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. 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 our hand s this 12th day of December, 20 01

Donald Wayne Nelson

Teresa Corinne Nelson

Davidson County DEEDWARR
Recvd: 12/13/01 13:30 2pgs
Fees:13.00 Taxes:284.16

20011213-0137810

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 Donald Wayne Nelson and wife, Teresa Corinne Nelson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December 20 01

Commission expires March 29, 2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public