Davidson County DEEDWARR
Recvd: 12/28/01 17:11 2pgs
Fees:13.00 Taxes:323.75

20011228-0144125

SONDRA KIRBY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires January 14, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2001

Notary Public

MY COMMISSION EXPIRES: 1/14/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, Southern Title Services, LLC, 321 West Main Street, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Nelson	National Bank of Commerce	Map: 119-2
(NAME) 202 & 204 Desoto Drive	(NAME) 115 29th Ave N.	Parcels: 022.00 and 023.00
(ADDRESS) Nashville TN 37210	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUTH P. EDWARDS UNMARRIED**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **KIMBERLY D. NELSON UNMARRIED**, hereinafter 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:

Tract No. 1:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 26 on the plan of Martie Milwee property, as of record in Book 2331, page 117, Register's Office for said County.

Said part of said lot fronts 70 feet on the northerly side of Desoto Drive and extends back 81 feet, more or less on the easterly line and 60 feet, more or less, on the westerly line to the southerly right-of-way of Interstate Highway and measures 74 feet, more or less, thereon.

Being the same property conveyed to Charles L. Edwards and wife, Ruth P. Edwards of record in Book 4390, page 753, Register's Office for Davidson County, Tennessee.

Tract No. 2 :

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Martie Milwee Property, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 70 feet on the north side of DeSoto Drive and runs back between parallel ines 150 feet to a dead line.

INCLUDED, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following described tract of realty for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands as described of record in Book 4387, page 282, said Register's Office:

Being part of Lot No. 25 on the Plan of the Martie Milwee Property as of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee.

Beginning at a point in the line between Lots 25 and 26 of said plan, said point being 81 feet, more or less, northerly from the northerly margin of Desoto Drive; thence with said lot line northwardly 69 feet, more or less, to a dead line in the rear of Lot No. 11 or said plan; thence with the southerly boundary of Lots 11 and 12 eastwardly 70 feet to the northwest corner of Lot No. 24; thence with the line between Lots 24 and 25 southwardly 30 feet, more or less, to a point; thence south 68 degrees 40 minutes west 80 feet, more or less, to the point of beginning and containing 3,465 square feet and being part of the same property conveyed to Charles L. Edwards and wife, Ruth P. Edwards, by deed from Carl Batson, Inc., as of record in Book 2549, page 335, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Charles L. Edwards and wife, Ruth P. Edwards by deed of record in Book 2549, page 335, said Register's Office.

Subject to Restrictive Covenants of Record in Book 1787, page 403, Book 2499, page 289, and in Book 2538, page 99, Register's Office for Davidson County, Tennessee; Subject to the terms and conditions of the Deed to the State of Tennessee of Record in Boo 4390, page 753 (tract One), RODC; Subject to the terms and conditions of the Deed to the State of Tennessee of Record in Book 4387, page 282 (Tract Two), RODC; Subject to any and all matters as shown on the plan of Record in Plat Book 2331, page 117, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 202 & 204 Desoto Drive, Nashville, TN 37210

(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 Grantor covenants with the said GRANTEE(S) that it 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, 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 hand this 21st day of December, 2001.

Ruth P. Edwards 12-21-01
Ruth P. Edwards

STATE OF TENNESSEE **COUNTY Of Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ruth P. Edwards, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 21st day of December 2001.

Notary Public

My commission expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.