WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/02 09:02 2pgs
Fees:13.00 Taxes:555.00
20020125-0010503

THIS INSTRUMENT PREPARED BY

STELTEMEIER & WESTBROOK, ATTORNEYS, P.O. BOX 150349, NASHVILLE, TENNESSEE 37215

Send New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard H. Nielsen 2916 Foster Creighton Drive Franklin, TN 37064	Same	Map 118-16 Parcel 40

FOR AND IN 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, Nielsen and Bush Properties, a Tennessee General Partnership, composed of Richard H. Nielsen and James W. Bush HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Nielsen, 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:

Land in Davidson County, Tennessee, being Lot No. 107 in Sidco Subdivision, Section III, of record in Book 2663, Page 41, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nielsen and Bush Properties, a Tennessee General Partnership composed of Richard H. Nielsen and James W. Bush by deed from Douglas Harvey of record in Book 6608, Page 683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 2916 Foster Creighton Drive, Nashville, TN 37204

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 hands this 16 **day of** Jan, **2002.**

Richard H. Nielsen

James W. Bush

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Before me, **the undersigned,** a Notary Public within and for the State and County aforesaid, personally appeared **Richard H. Nielsen** and **James W. Bush** with whom I am personally acquainted and who upon, (their several oaths) acknowledged (themselves) to be the **Partners** of the **Neilsen and Bush Properties** the within named bargainor, and that (they) as such **Partners**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said **Richard H. Nielsen and James W. Bush** as such, **Partners**.

Witness my hand and official seal at office at Brentwood **Tennessee** this 22nd day of January, **2002**.

Notary Public

My Commission Expires: 5/24/2005

ROBYN J. JONES NOTARY PUBLIC AT LARGE TENNESSEE HICKMAN COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January 2002.

NOTARY PUBLIC

My Commission Expires: 5/24/2005

ROBYN J. JONES NOTARY PUBLIC AT LARGE TENNESSEE HICKMAN COUNTY