WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02B-6675-D

THIS INSTRUMENT WAS PREPARED BY

David W. McMackin, 213-A Ward Circle, Suite 101, Brentwood, TN 3702

My Commission Expires JULY 27, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Eric Nelson (NAME)	SAME (NAME)	107-14-57
917 Goodbar Dr (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(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, Nona Gay Herndon Snead and husband, Harold Snead

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Nelson and wife, Karla Nelson

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, TN, BEING Lot No. 51 on the Plan of Miro Meadows, of record in Plat Book 1424, Page 94, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No.51 fronts 70 feet on the westerly side of Goodbar Drive and runs back between parrallel lines 175 feet to a dead line.

Being the same property conveyed to Nona Gay Herndon Snead from Carrie S. Herndon by deed dated 12/09/96, and recorded in Book 10292, page 248, said Register's Office.

This conveyance is subect to any and all restrictions, easements, setback lines, conditions, palt of record, and encumbrances of record in the Register's Office for the aforesaid county.

Davidson County DEEDWARR
Recvd: 05/10/02 09:29 2pgs
Fees:13.00 Taxes:194.25

20020510-0057783

unimproved ( )
This is improved (X) property, known as 917 Goodbar Dr. Nashville, TN 37217
(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 2nd day of May, 2002

Nona Gay Herndon Snead

Nona Gay Herndon Snead

Harold Snead

Harold Snead

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nona Gay Herndon Snead and husband, Harold Snead

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 Brentwood, Tennessee, this 2nd day of May, 2002.

Commission expires _____

Notary Public

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
JULY 27, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted 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 _____, _____.

My commission expires _____

Notary Public