THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19187**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $153,500.00. Barry T. Nelson Affiant Subscribed and sworn to before me this 31st day of JULY, 2002. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Notary Public My Commission Expires: My Commission Expires September 25, 2004

Return To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Annie S. Dobson 3605 Pilcher Avenue Nashville, TN 37209	Ameriloas Wholesale Lender P.O. Box 10213 Van Nuys, CA 91410	MAP 104-01 PAR 248 FB 25W 04490

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BARRY T. NELSON AND WIFE, MARY BETH NELSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANNIE S. DOBSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3605 Pilcher Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of JULY, 2002.

Barry T. Nelson
BARRY T. NELSON

Mary Beth Nelson
MARY BETH NELSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BARRY T. NELSON AND WIFE, MARY BETH NELSON, 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, at office, this 31st day of JULY, 2002.

My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 08/02/02 09:59 2pgs
Fees:13.00 Taxes:567.95
20020802-0092716

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 181, on the Plan of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 181, begins as a point in the westerly margin of a 50 foot street, 100 feet northerly from Grand Avenue, and running thence northerly with the westerly margin of said street, 25 feet to the beginning of a curve; thence along said curve northerly and westerly 75 feet more or less, to the end of said curve, on the south margin of Pilcher Avenue 40 feet to the line between Lots 180 and 181, on said plan; thence southwardly with said line 100 feet; thence easterly across said Lot 181, 70 feet more or less, to the beginning point.

Being the same property conveyed to Barry T. Nelson and wife, Mary Beth Nelson by deed from Trasbin L. Stoner, II, a single person, appearing as Instrument 200003310032412, said Register's Office.

This conveyance is made subject to 2002 Taxes, which have been prorated and assumed by the Grantee.