This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 08/28/02 14:43 2pgs
Fees:13.00 Taxes:266.40
20020828-0104402

NEW OWNER:

Gary Nelson and wife,
Robbie Nelson
1154 Lake Marie Rd.
Ballatin, Tn. 37064

SEND TAX BILL TO:

NEW OWNER

MAP & PARCEL

119-6-365

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Robbie Nelson
AFFIANT

Sworn to and subscribed before me this 26 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 05/02/05

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE EXP. MAY 2, 2005

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, VIRGINIA LYNN MONTGOMERY, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto GARY NELSON and wife, ROBBIE NELSON, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Whitsett Subdivision Re-Subdivision of Reserved Parcels "A" and "B", as of record in Plat Book 5190, page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.**
>
> **Being the same property conveyed to Virginia Lynn Montgomery by deed from Joe Campbell Musick and wife, Mary L. Musick, of record in Book 11043, page 56, Register's Office for Davidson County, Tennessee.**
>
> **THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 119 - 6 - 365.

2. All matters appearing on the Plan of Resubdivision of Reserve Parcels "A" and "B", as of record in Plat Book 5190, page 254, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 76 and 78 Whitsett Road, Nashville, Tennessee 37210.

THE PROPERTY HEREIN CONVEYED IS NOT, AND HAS NEVER BEEN, THE PLACE OF RESIDENCE OF GRANTOR.

WITNESS my hand this 26 day of August, 2002 in Franklin, Tennessee.

Virginia Lynn Montgomery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Virginia Lynn Montgomery, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26 day of August, 2002, in Franklin, Tennessee.

Notary Public

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
EXP. MAY 2, 2005
WILLIAMSON CO., TENNESSEE

My Commission Expires: 05/02/05