This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
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Brentwood, Tennessee 37027
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Davidson County DEEDWARR
Recvd: 10/03/02 16:31 2pgs
Fees:13.00 Taxes:107.30

20021003-0121012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
John D. Nelson, Jr. 1417 Russell Street Nashville, TN 37206	Owner	05810005900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 29,000.00 .

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 30th day of September, 2002.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Reva Chatman, widow,** ("Grantor") by these presents does hereby transfer, sell and convey to JOHN D. NELSON, JR., ("Grantee") his heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

BEING that certain tract or parcel of land, lying in Davidson County, Tennessee, described as follows:

Being Lot No. 80, on the Final Plat of Enchanted Hills, Section Five, Phase Two, of record in Plat Book 9700, page 371, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Reva Chatman by warranty deed from BinkPatt, Inc., of record in Book 10432, page 308, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4456 Enchanted Circle, Nashville, TN 37218.

This conveyance is subject to: Property Taxes for 2003 and subsequent years to the Davidson County Trustee; not yet due and payable; (all matters found on the plan of record in Plat Book 9700, page 371, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to JOHN D. NELSON, JR., his heirs and assigns forever.

AND the Grantor does hereby covenant with JOHN D. NELSON, JR., that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said real property to the said JOHN D. NELSON, JR. his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 30th day of September, 2002.

GRANTOR:

Reva Chatman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Reva Chatman, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 30th day of September, 2002.

My Commission Expires:

August 3, 2005

Barbara S. Lamb
Notary Public