Davidson County DEEDWARR
Recvd: 11/01/02 15:06 2pgs
Fees:13.00 Taxes:469.53
20021101-0134327

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES:

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is. $126,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2002.

Notary Public

My commission expires: 11/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason D. Nelms	**1st Trust Bank for Savings**	**161-10-A-188.00-CO**
2025 English Village Drive	**P.O. Box 17257**	
Nashville, TN 37211	**Memphis, TN 38187-0257**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Philip M. Erb and wife, Shanin M. Erb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason D. Nelms and wife, Susan E. Nelms

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. 153 on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip M. Erb and wfie, Shanin M. Erb by deed from Steven E. Cross and wife, Lori A. Cross of record in Book 11198, Page 959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2002 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **2025 English Village Drive, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 25th day of October, 2002.

Philip M. Erb
BY: GREGORY S. PERRONE,
HIS ATTORNEY-IN-FACT

Shanin M. Erb
BY: GREGORY S. PERRONE,
HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for PHILIP M. ERB and wife, SHANIN M. ERB the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of PHILIP M. ERB and wife, SHANIN M. ERB the within named bargainor(s) by the said Gregory S. Perrone as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 25th day of OCTOBER, 2002.

My Commission Expires: 3/18/2003

NOTARY PUBLIC

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
March 18, 2003