WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/02 08:50 2pgs
Fees:13.00 Taxes:466.20
20021212-0153322

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $126,000.00

Affiant

Subscribed and sworn to before me this 15th day of December 2002

Notary Public
My Commission Expires: 8/06
(Affix Seal)

ANDREW H. MARCUM NOTARY PUBLIC LARGE WILLIAMSON COUNTY TENN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kimberly J. Burgess	Franklin American Mortgage	142-10-B-84
617 Barlin Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37221	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hugh Nelson, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly J. Burgess, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 84 on the plan of Belle Pointe, Phase Two, of record in Book 6250, page 440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hugh Nelson, by deed from Gary W. Champaign and wife, Susan Champaign, of record in Book 9611, page 322, Register's Office for Davidson County, Tennessee.

The said Jamie L. Nelson does hereby joins in this conveyance to convey any interest that she may have, particularly any marital interest.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 6250, page 440, and in Book 6250, page 297, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6689, page 772; in Book 6702, page 409; in Book 6770, page 814; in Book 6774, page 774; in Book 6819, page 164; in Book 6862, page 292; and in Book 6959,page 766, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6774,page 776; in Book 6862, page 286; and in Book 6999, page 982, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 6762, page and in Book 8016,page 858, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6689, page 783; in Book 7409, page 224; in Book 7851, page 215; in Book 9319, page 443; and in Instrument Number 20020130-0013252, Register's Office for Davidson County, Tennessee.

This is improved property known as: **617 Barlin Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this November 15, 2002.

Hugh Nelson

Jamie L. Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hugh Nelson and Jamie L. Nelson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 15, 2002

My commission expires 8-20-06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public