NEW OWNER:

NELSON HOMES, LLC
5103 NEW NASHVILLE HIGHWAY
MURFREESBORO, TN

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 03-0184

Map 60, Control Map 60 Group 11-0-A Parcel 52

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Thirteen Thousand and Nine Hundred 00/100 Dollars ($13,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATT WARD** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NELSON HOMES, LLC**, a Tennessee Limited Liability Company ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lots Nos. 70 of Pine Ridge Subdivision, Section IV, plat of which is of record in Plat Book 6900, Page 189, as amended at Plat Book 9700, Page 102 and Plat Book 9700, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being a part of the same property conveyed to Matt Ward by deed from Union Planters Bank of Middle Tennessee, N.A., dated February 7, 1996, and of record in Record Book 9981, Page 699, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

Davidson County DEEDWARR
Recvd: 03/05/03 15:50 3pgs
Fees:18.00 Taxes:51.43
20030305-0029430

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book in Plat Book 6900, Page 189 as amended at Book 9700, page 102 as further amended at Book 9700, Page 178, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, PATRICIA ANN PORTERFIELD WARD, wife of the said MATT WARD, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 9th day of January, 2003.

Matt Ward
MATT WARD

Patricia Ann Porterfield Ward
PATRICIA ANN PORTERFIELD WARD

By: Henry Matthew Ward
Henry Matthew Ward, Attorney in Fact pursuant to
Power of Attorney of record in Book 10056, Page 810

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MATT WARD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2003.

NOTARY PUBLIC

My commission expires: 10/12/03

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **HENRY MATTHEW WARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **PATRICIA ANN PORTERFIELD WARD** the within-named bargainor, as the free act and deed of the said **PATRICIA ANN PORTERFIELD WARD**

WITNESS my hand and official seal at office, this 26th day of February, 2003.

GREGORY G. GILL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: 10/12/2003

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The actual consideration or value, whichever is greater, for this transfer is **$13,900.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2003.

GREGORY G. GILL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: 10/12/2003