NEW OWNER:

CHARLES RUSSELL
617 MERRYLODGE CT
NASHVILLE, TN 37207

SEND TAX BILLS TO:
TRANSLAND FINANCIAL SERVICES, INC.
640 SPENCE LANE SUITE 104
NASHVILLE, TN 37217

Map 60
Group 11-0-A
Parcel 49 & 50

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 03-0230

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 04/23/03 11:14 3pgs
Fees:18.00 Taxes:384.80

20030423-0054092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Four Thousand and 00/100 Dollars ($104,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NELSON HOMES, LLC, a Tennessee Limited Liability Company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES RUSSELL**, ("Grantee"), his 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. 72 and 73 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 the same property conveyed unto Nelson Homes, LLC, by deed from Matt Ward, dated January 9, 2003, and of record as Instrument No. 20030116-0006838, in the Register's Office for Davidson County, Tennessee.

Also conveyed herein is a 2003 Schult mobile home, Serial No. HITN12C12177AB, situated thereon and permanently affixed to the land described herein and made a part of the real property. Further, the Grantor represents, covenants, and agrees that the mobile home on the land is to remain on the land and has been permanently affixed to the land described herein, to become a part of the real property.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 6900, Page 189, as amended at Plat Book 9700, Pages 102 and 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 assumed and paid by Grantee.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed, this 31st day of March, 2003.

NELSON HOMES, LLC

By: _____
Kenneth W. Nelson, Jr.
Its: Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Kenneth W. Nelson, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Manager** of **NELSON HOMES, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 31st day of March, 2003.

_____
NOTARY PUBLIC

ANGELIQUE P. KAINE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires: 5/16-04

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The actual consideration or value, whichever is greater, for this transfer is **$104,000.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2003.

NOTARY PUBLIC

My commission expires: 5-16-04

ANGELIQUE P. KANE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN