RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 04/29/03 15:01 2pgs
Fees:13.00 Taxes:684.50
20030429-0057334

JEFFERY W. HART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2003.

Notary Public
My commission expires: 9-30-06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bryce A. Nelson	Bank of America	126-15-0-A 124.00CO
7949 Boone Trace	200 S. College Street	
Nashville TN 37221	Charlotte, NC 28255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James F. Woodruff, Jr. and wife, Jamie R. Woodruff, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bryce A. Nelson and wife, Kathleen P. Nelson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Section Two, Boone Trace at Biltmore of record in Book 9700, Pagse 316 & 317, amended by Surveyor's Certificate of Correction in Book 10995, Page 618, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James F. Woodruff, Jr. and wife, Jamie R. Woodruff by deed from Fox Ridge Homes, Inc. a/k/a NVR Fox Ridge, Inc. of record in Book 10937, Page 950, Register's Office for Davidson County, Tennessee, as corrected and re-recorded as Instrument Number 20030429005733 3, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7949 Boone Trace, Nashville, TN 37221

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

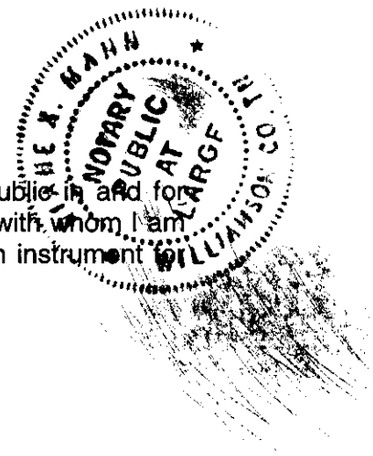
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of April, 2003.

James F. Woodruff, Jr.

Jamie R. Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Woodruff, Jr. and Jamie R. Woodruff, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 25th day of April, 2003.

Notary Public

My Commission expires 03/14/05