16527-4
2x/42

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/03 09:40 2pgs
Fees:13.00 Taxes:425.13

20030904-0128403

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF August, 2003

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE LARGO

Notary Public

MY COMMISSION EXPIRES: Comm. Expires 12/12/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUGUSTIN J. KENFACK (NAME)	BANK OF AMERICA, N.A. (NAME)	Map 062-2A
2905 Delta Queen Drive (ADDRESS)	P.O. Box 9000 (ADDRESS)	Parcel 090.00CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Getzville, NY 14068-9000 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SEAN NELSON AND WIFE, CARLA NELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUGUSTIN J. KENFACK AND WIFE, ROSE KENFACK

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, Tennessee, being Lot No. 90 on the Plan of River Trace Estates, Phase I, Section II, a Planned Unit Development, of record in Plat Book 6900, page 158 & 159, amended in Book 9512, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Sean Nelson and Lourdes Ann Nelson by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington D.C., of record in Book 10528, Page 468, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book No. 1977, page 362480, and File No. 01D-1003, Fourth Circuit Court for Davidson County, Tennessee. The said Lourdes Ann Nelson Miller having quitclaimed her interest in the property to Sean Nelson and recorded in Instrument No. 20030828-0125390, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6851, Page 370, amended in Book 6982, page 747, and By-Laws of record in Book 6851, page 390, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2905 Delta Queen Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 29th day of August, 2003

SEAN NELSON

Carla Nelson

CARLA NELSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SEAN NELSON AND WIFE, CARLA NELSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of August, 2008.

Commission expires _____

Notary Public

KATHY HAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 12/12/04

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

CARLA NELSON, spouse of the above named SEAN NELSON, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.