07

Kirby Title
48-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

Karen Willett
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2003.

Jeane K. Mann
Notary Public

My Commission Expires: 3/14/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/07/03 08:52 3pgs
Fees:18.00 Taxes:666.00
20031007-0147875

ADDRESS NEW OWNER(S) AS FOLLOWS:
Barbie Lovett
2424 Ravine Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP-PARCEL NUMBERS:
135-16-0A-020

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samuel Nelson and Helen Nelson** hereinafter referred to as Grantors, hereby transfers and conveys to **Barbie Lovett** hereinafter referred to as 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. 36 & 37 on the Plan of Subdivision for tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Pages 186, 187, 188, and 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Samuel Nelson and Helen Nelson by Warranty Deed from James E. Allen, unmarried of record in Book 10039, Page 202, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 186, 187, and 189, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee.

Easement to Colonial Pipeline Company of record in Book 4588, Page 473, and in Book 3955, Page 180 and by decree in Minute Book 75, Page 192 Chancery Court, Register's Office for Davidson County, Tennessee.

Easement for Overhead Power Line of record in Book 4821, Page 111, Register's Office Davidson County, Tennessee.

Easement for TVA Line Easement of record in Book 437, Page 14, Register's Office Davidson County, Tennessee.

Abandonment of PUD Easement along lot lines of Lot 36 and 37 of record in Book 6321, Page 678, Register's Office Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2424 Ravine Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of September, 2003.

Samuel Nelson by attorney in fact

Samuel Nelson

Helen Nelson by attorney in fact

Helen Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Samuel Nelson and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Helen Nelson and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.