THIS INSTRUMENT PREPARED BY:
Cameron Escrow, LLC
1410 Kensington Sq. Ct., Ste 104
Murfreesboro, TN 37130

SPECIAL WARRANTY DEED

Name and Address of New Owner
Scott D. Nelson
4752 Greystone Street
Antioch, TN 37013

Map and Parcel Number
165-13-12

Davidson County DEEDWARR
Recvd: 10/27/03 13:12 2pgs
Fees:13.00 Taxes:316.35
20031027-0158000

Send Tax Bills To:
Same

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

Scott D. Nelson
Affiant

Subscribed and sworn to before me, this the 30TH day of September, 2003.

MAYA R. ZOOK
Notary Public
My Commission Expires: NOTARY PUBLIC – MINNESOTA
My Commission Expires 1-31-2008

THIS INDENTURE is made as of the 30TH day of September, 2003, between **AmSouth Bank** (hereinafter referred to as **"Grantor"**) and **Scott D. Nelson, Married** (**"Grantees"**) ("Grantor" and "Grantees" to include their respective successors, legal representatives and assigns where the context requires or permits)

WITNESSETH

GRANTOR, in consideration of the sum of Twelve and NO/100 Dollars ($12.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee.

Land in Davidson County, Tennessee, being all of Lot No. 19 on the Plan of Peppertree Forest, Section 1, as of record in Book 6900, Page 973 and 975, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to AmSouth Bank by Deed of record in Instrument No. 20031027-0157999 **, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said property, together with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behalf of Grantee forever in FEE SIMPLE; and the said Grantor specially warrants the title to the said above described property against the lawful claims of all persons claiming by, through and under the Grantor.

The warranties passing to grantee(s) hereunder are limited solely to those matters arising from acts of the grantor; it's agents or representative, occurring solely during the period of grantor's ownership of the subject real estate.

In witness whereof the undersigned have set their hand and affixed their seal as of the date first shown above.

Signed, sealed and delivered in the presence of:

Petrina Harris
Unofficial Witness

AmSouth Bank

Trudy Mayo
By:
Title: V.P.

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Trudy Mayo Vice President for AmSouth Bank, with whom I am personally acquainted and who upon his/her oath acknowledged respectively of AmSouth Bank, the within named bargainor and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the agency / corporation by the said Trudy Mayo as such Vice President for AmSouth Bank.

Hattie Evans
Notary Public

My Commission Expires: MY COMMISSION EXPIRES : JANUARY 17, 2004

NOTARY PUBLIC STATE AT LARGE ALABAMA