File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/03 14:26 2pgs
Fees:13.00 Taxes:1017.50

20031103-0160979

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew F. Musso (NAME)	RBC Mortgage (NAME)	MAP 142-16-0-B
121 Amherst Way (ADDRESS)	222 Merchandise Mart Plaza #550 (ADDRESS)	PARCEL52.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Chicago, IL 60654 (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, Ronald A. Nelson and wife, Laura M. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew F. Musso and wife, Allison T. Musso

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. 52 on the Plan of Arlington Green Phase I, of record in Book 6900, Page 399 and amended in Book 7517, Page 281, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald A. Nelson and wife, Laura M. Nelson by deed from William J.Gavlaka and wife, Kimberly E. Gavalak of record in Book 11535, page 25, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions and restrictions of record.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 399 and amended in Book 7517, Page 281, said Register's Office, which Plan shows a 20 foot minimum building setback line from Amherst Way, together with a designated building site, and 10 and 15 foot easement for public utility and drainage purposes along the westerly and front line(s) and a 10 foot easement for public utility and drainage purposes along the rear line of said lot with a 10 inch sewer line lying therein, and a fire hydrant located on the northwesterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 402, Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62,and Book 8902, page 963, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 121 Amherst Way, Nashville, TN 37221
(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 our hand s this 28th day of October, 2003

Ronald A. Nelson

Laura M. Nelson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Nelson and wife, Laura M. 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 28th day of October, 2003.

Commission expires April 23, 2005

Notary Public

LARYN WEGROSKI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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, and corporation, 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 corporation, 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