STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2003.

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

Notary Public

My Commission Expires: _____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/04/03 12:37 2pgs
Fees:13.00 Taxes:377.40
20031104-0161671

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert R. Nelson and Christopher Nelson
221 Brittany Park Circle
Nashville, Tennessee 37013

SEND TAX BILLS TO:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30084

MAP-PARCEL NUMBERS:
162-12-A-21

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, **Ronald L. DeMumbrum, an unmarried person** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert R. Nelson and Christopher Nelson** 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. 21 on the Plan of Brittany Park, Phase IA, Revision of Lots 11-30, of record in Plat Book 9700, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ronald L. DeMumbrum by Warranty Deed from Michael Ray Atkins, an unmarried person, of record in Instrument No., 200003160027197, Register's Office for Davidson County, Tennessee, dated March 16, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 263, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions contained in an instrument of record in Book 10016, Page 870, and amended in Instrument No. 200210250130771, Register's Office for Davidson County, Tennessee.

By-Laws of Brittany Park Subdivision Homeowner's Association of record in Book 10016, page 891, Register's Office for Davidson County, Tennessee.

Charter of Brittany Park Subdivision Homeowner's Association, Inc. of record in Book 10016, page 886 and in Book 10016, page 900, Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Book 9938, page 753, Register's Office for Davidson County, Tennessee,

Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4202, Page 787, Register's Office for Davidson County, Tennessee.

Easement of record contained in decree of record in Book 7968, page 191, Register's Office for Davidson County, Tennessee.

Non-exclusive Easement agreement of record in Book 8113, page 849, as amended in Book 8128, page 92, Register's Office for Davidson County, Tennessee.

Dedication of Common Area - Open Space of record in Book 10021, page 60, Register's Office for 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 now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 221 Brittany Park Circle , Nashville, Tennessee 37013.

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 31st day of October, 2003.

Ronald L. DeMumbrum

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 Ronald L. DeMumbrum, an unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 11/17/05

09626-BP

WILLIAMSON COUNTY, TN
NOTARY PUBLIC