Davidson County DEEDWARR
Recvd: 02/18/04 15:23 3pgs
Fees:18.00 Taxes:592.00
20040218-0018918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of February, 2004.

_____
Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

My Commission Expires: 11-22-05

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chad D. Fair and Carly A. Nelson
7313 Middle Brook Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Union Planters Bank
P.O. Box 2282
Memphis, TN 38101-2282

MAP-PARCEL NUMBERS:
126-15-0-B-219.00CO

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, **James Nelson and Sheila Nelson, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Chad D. Fair, an unmarried man, and Carly A. Nelson, an unmarried woman** 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. 114 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for said County, To which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Nelson and Sheila Nelson, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020604-0067399, Register's Office for Davidson County, Tennessee, dated May 28, 2002. Re-recorded to correct Lot # and Map & Parcel in Instrument No. 20020821-0101335.

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 Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20001018-0103445, annexation of Section Two by First Supplementary in Instrument No. 20010522-0052909; re-recorded in Instrument No. 20020214-0019754; Second Supplementary in Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.

Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.

Easement for Right of Way by Tennessee Valley Authority set forth Declaration of Taking, of record in Book 4205, page 194, Register's Office for Davidson County, Tennessee.

Judgment for Compensation and Right of Way, of record in Book 4226, page 715, Register's Office for Davidson County, Tennessee.

Easement for Transmission Line, of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utility, of record in Book 7526, page 315, Book 7526, page 318, and Book 7526, page 324, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress for the purpose of vehicular access, of record in Book 11669, page 387, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction to Final Plat, Section Two, Lexington Point of record in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee.

Application for Greenbelt Assessment-Agricultural of record in Book 9996, page 579, Register's Office for Davidson County, Tennessee.

Subject to the Plan of Newson Land of record in Plat Book 1, page 25, and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

Title to that portion of the premises, if any, embraced within the charter right of way of CTX Transportation Railroad.

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 2004, 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 7313 Middle Brook Circle, Nashville, Tennessee 37221.

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 13th day of February, 2004.

James M Nelson by Carly J. Nelson atty. in fact
James Nelson

Sheila J. Nelson by Carly J. Nelson atty. in fact
Sheila 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 Carly A. Nelson with whom I am personally acquainted and who proved herself to be the attorney in fact of James Nelson and Sheila Nelson and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2004.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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