Davidson County DEEDWARR
Recvd: 02/25/04 11:01 3pgs
Fees:18.00 Taxes:403.30
20040225-0021332

583

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John A. Nelson 6225 Mt. View Road Antioch, TN 37013	New Owner Wilmington Finance, a division of AIG Federal Savings Bank 417 Plymouth Road, Ste. 400 Plymouth Meeting, PA 19462	Map 150-11 Parcel 316.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Bruce E. Landes and wife, Laurie A. Landes** ("Grantor") has bargained and sold, and hereby transfers and conveys to **John A. Nelson, an unmarried man** ("Grantee"), his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 6900, Page 768, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7821, Page 266, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 6225 Mt. View Road, Antioch TN 37013.

EXECUTED this 20th day of February, 2003

Bruce E. Landes

Laurie A. Landes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Bruce E. Landes and Laurie A. Landes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 20th day of February, 2004.

My Commission Expires:
1-29-05

Notary Public

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

AFFIANT

Subscribed and sworn to before me this 20TH day of February, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

BEING Lot No. 53 on the Plan of Belle Oaks Subdivision, Phase 1, recorded in Book 6900, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description..

BEING the same property conveyed to Bruce E. Landes and wife, Laurie A. Landes by Warranty Deed from Brent Foster, a Married Person, of record in Book 8647, Page 857, Register's Office for Davidson County, Tennessee.