Davidson County DEEDWARR
Recvd: 04/21/04 11:09 1pgs
Fees:13.00 Taxes:573.50

20040421-0045204

WARRANTY DEED

NELSON-04MT0485

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and Sworn to before me, this 31st DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/14/08
(AFFIX SEAL)

TERRI GILBERT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatjana Nelson	BNC Mortgage	147-01-14
(NAME)	(NAME)	
348 Lynn Drive	1901 Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Irvine, CA 92614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CLYDE HUBERT WILSON AND LOUISE P. WILSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TATJANA NELSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 415 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 48, Register's Office for said County.

Said Lot No. 415 fronts 80 feet on the north side of Lynn Drive and runs back 148.9 feet ton the west line and 149 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Hubert Clyde Wilson and wife Louise P. Wilson by deed from The Kennedy Corporation of record in Book 3370, page 272, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 348 Lynn Drive, Nashville, Tennessee 37211
(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 my/our hand(s) this 31st day of March, 2004.

~~Clyde Hubert Wilson~~ Louise P. Wilson

Louise P. Wilson

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Elmore

Personally appeared before me, Tammy L. Driver, a Notary Public in and for said County and State, the within named Clyde Hubert Wilson and Louise P. Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2004.

My Commission Expires:

My Commission Expires 5-07-2005

TAMMY L. DRIVER NOTARY PUBLIC ALABAMA STATE AT LARGE

Tammy L. Driver
Notary Public