After recording return to: Richmond Title Services
209 10th Avenue South, Suite 235, Nashville, TN 37203

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1126

Davidson County DEEDWARR
Recvd: 05/13/04 10:51 2pgs
Fees:13.00 Taxes:1232.10
20040513-0055838

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Melinda E. Sanders-Obermeier and Stephen J. Obermeier , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto David Oren Nelson, , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 11 of Block 4 on the Plan of Fairfax Place as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 60.0 feet on the southerly side of Acklen Avenue and runs back 161.9 feet on the easterly line and 162.38 feet on the westerly line to a dead line and measures 60.0 feet thereon.

Being the same property conveyed to Melinda F. Sanders, unmarried by Warranty Deed dated June 3, 2002 of record in Instrument No. 20020606-0069016, Register's Office for Davidson County, Tennessee. Melinda F. Sanders is now known as Melinda E. Sanders-Obermeier, having since married Stephen J. Obermeier, who joins in the execution of this instrument to convey any martial interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3105 Acklen Avenue, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2004

Melinda E. Sanders-Obermeier

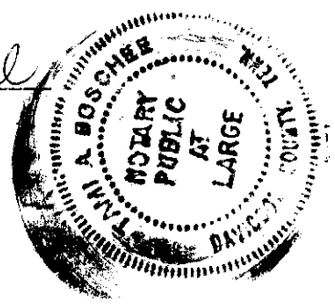
Stephen J. Obermeier

State of Tennessee)
County of Davidson)

On this 30th day of April, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melinda E. Sanders-Obermeier and Stephen J. Obermeier the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 333,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7/9/06

NEW OWNER:
David O. Nelson
3105 Acklen Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Realty Mortgage
215 Kathryn Dr
Flowood MS 39232

TAX MAP-PARCEL #:
104-10-183