Davidson County DEEDWARR
Recvd: 06/16/04 15:15 2pgs
Fees:13.00 Taxes:440.30

20040616-0071438

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN02859

WARRANTY DEED

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV. 27, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 04th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly K. Nielsen **3336 Towne Ridge Drive** **Antioch, TN 37013**	**Wells Fargo Home Mortgage, Inc.** **P.O. Box 5137** **Des Moines, IA 50306**	**150-11-0 047.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrew Lusk and Jeremy T. Hundley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly K. Nielsen and husband, Zachary T. Nielsen

HEREINAFTER CALLED THE 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. 120 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, page 176-177, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeremy Todd Hundley and Andrew James Lusk, by Warranty Deed from CitiFinancial Mortgage Company, Inc., dated January 5, 2004 and recorded January 8, 2004 in Instrument Number 200401080002933, Register's Office for Davidson County, Tennessee.

Subject to easements, building setback lines, etc. as referenced in Plan of Towne Village of the Country, Section II of record in Book 5200, page 176 and 177, Register's Office for Davidson County.

Subject to Restrictive Covenants of record in Book 5456, page 511, Register's Office for Davidson County, Tennessee.

The subject property has been used by Grantors strictly for investment purposes and has never been the residence of the Grantors.

Unimproved ( )
This is improved (X) property known as **3336 Towne Ridge Drive, Antioch, TN 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 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 our hands this 04th day of June, 2004.

Andrew Lusk

Jeremy T. Hundley by Andrew Lusk, Attorney-in-Fact

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 **Andrew Lusk** the bargainor(s) 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 official seal at Brentwood , Tennessee, this 04th day of June, 2004.

Commission Expires:

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV 27 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 04th day of June, 2004, before me personally appeared **Andrew Lusk** to me known to be the person who executed the foregoing instrument in behalf of **Jeremy T. Hundley** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Jeremy T. Hundley.**

Witness my hand and official seal at Brentwood , Tennessee, this 04th day of June, 2004.

Commission Expires:

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV 27 2004

Notary Public