

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2004.

Notary Public

My commission expires: 5/17/2008

Davidson County DEEDWARR
Recvd: 06/28/04 15:26 3pgs
Fees:18.00 Taxes:610.50

20040628-0076604

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronnie Cantrell **Linda Cantrell**	**World Savings Bank**	**135-11-0-C-006.00 CO**
312 Longhunter Court	**P.O. Box 199114**	
Nashville, Tennessee 37217	**Dallas, TX 75219-9114**	

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

Norman L. Nelson and wife, Pammula M. Nelson

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

Ronnie Cantrell and wife, Linda Cantrell

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. 6 on the Plan of a Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village, Tract 18, of record in Plat Book 9700, Page 968, amended in Plat Book 11700, Page 48, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Norman L. Nelson and wife, Pammula M. Nelson, by Warranty Deed, from Westminster Homes of Tennessee, Inc., of record in Instrument #20001228-0126741, Register's Office for Davidson County, Tennessee, dated December 20, 2000 and recorded December 28, 2000.

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 Plat Book 9700, Page 968, amended in Book 11700, Page 48, Register's Office for Davidson County, Tennessee.

Restrictive covenants/declaration of covenants, conditions and restrictions for Parkside Villas Homeowners Association, Inc. contained in an instrument of record in Book 4827, Page 14, Instrument #20021211-0152726, Register's Office for Davidson County, Tennessee.

By-Laws of Parkside Villas Homeowners Association, Inc. of record in Instrument #200231211-0152727, said Register's Office.

Public Right of Way Dedication, of record in Book 4460, Page 149-151, said Register's Office.

Five Foot Easement for Sanitary Sewer and Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8870, Page 932, said Register's Office.

Easement for Sanitary Sewers of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

Easement as established and reserved of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.

Easement for Metro Government of record in Book 4868, Page 74, and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.

Judgment of Declaration of Taking for J. Percy Priest Dam, of record in Book 4254, Page 410, said Register's Office.

Easement for Cable Television of record in Instrument # 20001012-0101575, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Instrument # 20010314-0024179 and Instrument # 20021205-0150029, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Book 4660, Page 158, said Register's Office.

Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record in Instrument # 20020507-0056329, said Register's Office.

Subject to all matters on the Plan of Nashboro Village, Tract 13 of record in Instrument # 20021230-0161681, said Register's Office.

Subject to a lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and or elements of Fairway Pointe or Nashboro Village.

Articles of Merger of Vastland Development, LLC. into Vastland Development Partnership of record in Instrument # 20021210-0151966, said Register's Office.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject 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.

COURT

This is improved property known as 312 Longhunter ~~Lane~~, Nashville, Tennessee 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 17th day of June, 2004.

Norman L. Nelson

Pammula M. Nelson by Norman L. Nelson, attorney-in-fact

Pammula M. Nelson
by Norman L. Nelson, her attorney-in-fact

STATE OF HAWAII)
City + COUNTY OF Honolulu)

Personally appeared before me, a Notary Public of said County and State, Norman L. Nelson, the within named sellers, 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, at office, this 17th day of June, 2004.

Notary Public Faye H. Yamashita

My Commission Expires: 5-20-05

FAYE H. YAMASHITA NOTARY PUBLIC STATE OF HAWAII

STATE OF HAWAII)
City + COUNTY OF Honolulu)

Personally appeared before me, a Notary Public of said County and State, Norman L. Nelson, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who that he is the attorney-in-fact for Pammula M. Nelson, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for Pammula M. Nelson.

Witness my hand, at office, this 17th day of June, 2004.

Notary Public Faye H. Yamashita

My Commission Expires: 5-20-05

FAYE H. YAMASHITA NOTARY PUBLIC STATE OF HAWAII

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067