Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $82,900.00

Ester Brady
Affiant

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 13th day of August, 2004.

Janelle J. McGuire
Notary Public
My commission expires: 11/26/05

Davidson County DEEDWARR
Recvd: 08/25/04 09:50 2pgs
Fees:13.00 Taxes:306.73

20040825-0102620

08-0407-90328

Address of New Owner:	Send Tax Bills to:	Tax Information
Melinda P. Nelson	1st Trust Bank For Savings	53-14-65.00
1424 Ocoee Trail	P.O. Box 17257	
Madison TN 37115	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sherri R. Vanatta and husband, William M. Vanatta, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melinda P. Nelson, unmarried, hereinafter called the Grantees, their successors 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. 62 on the Plan of Nawakwa Hills, Powwow Addition, Section 2 as of record in Book 974, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Sherri R. Roberts by deed from William H. Dorris dated April 20, 1989, of record in Book 7823, page 503, Register's Office for Sumner County, Tennessee. Further being the same property conveyed to Sherri R. Vanatta and husband, William M. Vanatta, by deed from Sherri R. Vanatta, formerly Sherri R. Roberts, dated February 27, 1998, of record in Book 10824, page 889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1424 Ocoee Trail, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of August, 2004.

Sherri R. Vanatta

William M. Vanatta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherri R. Vanatta and William M. Vanatta, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 13th day of August, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2006