Davidson County DEEDWARR
Recvd: 11/04/04 14:14 3pgs
Fees:18.00 Taxes:721.13

20041104-0133296

FOR RECORDING PURPOSES

File No. File Box

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 194,900.00

Natasha Bilbrey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: October 21, 2004

Lee Savario
NOTARY PUBLIC

COMMISSION EXPIRES: 3-31-07

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:		RETURN TO AFTER RECORDING:
NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		
ADDRESS NEW OWNERS(S) AS FOLLOWS: 211 N. Broadway, Suite 2250 St. Louis, MO 63102	SEND TAX BILLS TO: New Owner(s)	MAP-PARCEL NUMBER: 098-13-A-065

WARRANTY DEED

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, I/WE,

Philip B. Nelson, a single person

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, LandAmerica OneStop, a Virginia Corporation as nominee for Executive Relocation Corporation
HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (✓)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

312 Moonwater Ct., Hermitage, TN 37076

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 9/2/04

Philip B. Nelson

(Individual Notary Acknowledgement)

STATE OF ~~Tennessee~~ Virginia

~~COUNTY~~ OF Salem City

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip B. Nelson, a single person

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 3631 Peters Creek Rd. Roanoke, VA on this 2nd day of September, 2004.

Notary Public

SEAL

KAREN G. KANODE
Notary Public
Commonwealth of Virginia
My Commission Expires Mar. 31, 2007

My Commission Expires: March 31, 2007

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase Two, Section Four, New Hope Point of record in Book 9700, page 874, amended in Doc. No. 200010040098453, Register's Office for said County to which plan reference is made for a more complete description thereof.

Being the same property conveyed in title to the land hereinafter described is vested in Philip B. Nelson by deed from Continental Development and Construction, Inc. of record in Doc. No. 20001219-0124135, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.