PROPERTY TAX INFORMATION:

OWNER: Karen Martin
2909 A Anderson Road
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group: 150-5-B
Parcel: 2.00CO

Davidson County DEEDWARR
Recvd: 11/11/04 13:15 3pgs
Fees:18.00 Taxes:351.50
20041111-0135945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Gary Nelson, Sr., married, and Gary Nelson, Jr., married**, have bargained and sold and does hereby transfer and convey unto **Karen Martin, unmarried,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Unit No. 2, being a portion of Lot No. 355 on the Plan of Forrest View Park, Section II, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2909 Anderson Road Condominiums, recorded in Instrument No. 20030133-0005153, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2909 Anderson Road Condominiums, Section 2, Forest View Park, recorded in Instrument No. 20030133-0005153, of the Register's Office for Davidson County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as Unit No. 2909A, Anderson Road, Nashville, TN 37217.

BEING a portion of the same property conveyed to Gary Nelson, Sr., married, and Gary Nelson, Jr., married, by Warranty Deed dated 11/15/02, from Lawrence J. Sacks, as Executor of the Estate of James Walter Pickle, of record in Instrument No. 20021120-0144067, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

I, the undersigned, covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is

unencumbered, 2004 property taxes which have been prorated between the parties and the Grantor having paid his prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

I, the undersigned further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND, this the 5th day of November, 2004.

Gary Nelson, Sr.

Gary Nelson, Jr. by Gary Nelson, Sr. his attorney in fact

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 5th day of November, 2004, personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Gary Nelson, Sr., with whon I am personally acquainted (or proved to me on the basis of satisfaction evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purpose therein contained; and the said Gary Nelson, Sr., to me know to be the person who executed the foregoing instrument in behalf of Gary Nelson, Jr., acknowledged that he executed the same as the free act and deed of said Gary Nelson, Jr., and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Gary Nelson, Jr., and appearing of record in Book 4, Page _____, in the Register's Office of ~~Rutherford~~ Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: ~~04/19/04~~ 6.22.08

JACKIE S. BRITTON II Notary At Large RUTHERFORD COUNTY, TN

20041111-0135944

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen Martin
AFFIANT

Sworn to and subscribed before me, on this 5th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: ~~04/19/04~~ 4-22-08

