This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040612

Please Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Primary Residential Mortgage, Inc.
4150 West Wiley Post Way, #200
Salt Lake City, UTAH 84116

Davidson County DEEDWARR
Recvd: 12/10/04 10:29 2pgs
Fees:13.00 Taxes:457.32

20041210-0147205

New Owner is:
Beverly Nelson and Debra L. Biagi
302 Seneca Drive
Nashville, TN 37214

MAP: 96-05
PARCEL: 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gilbert S. Merritt** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Beverly Nelson and Debra L. Biagi**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 170 fronts 70 feet on the westerly side of Seneca Drive and runs back between lines 154.3 feet on the southerly line and 117.3 feet onthe northerly line to a dead line in the rear, which is a broken line, measuring 111.87 feet thereon.

Being the same property conveyed to Gilbert S. Merritt by Executor's Quitclaim Deed from Gilbert S. Merritt, Executor of the Estate of Angie Merritt Donelson Ezell, deceased, dated March 22, 2003, recorded March 23, 2004, in Book 200403230032663, Register's Office for Davidson County, Tennessee. This is improved property know as 302 Seneca Drive, Nashville, TN 37214.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of November, 2004.

GRANTOR:

Gilbert S. Merritt

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gilbert S. Merritt** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of November, 2004.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $123,600.00.

Affiant

SWORN TO and subscribed before me this 29th day of November, 2004.

NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008