File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: gj Title No: 46044

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/13/04 14:01 2pgs
Fees:13.00 Taxes:925.00

20041213-0147913

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Norman M. Nelson Evon Flesberg Nelson 6017 Gessner Lane Brentwood, Tennessee 37027	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 172-05-B-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robyn D. Manspeaker , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Norman M. Nelson and spouse, Evon Flesberg Nelson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sterling Oaks, Phase III of record in Doc. No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robyn D. Manspeaker, an unmarried woman by deed from Pulte Homes Tennessee, limited partnership of record in Doc. No. 20020919-0114253, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20001122-0115320, said Register's Office, which Plan shows a 20 foot minimum building setback line from Gessner Lane together with a designated building site, and 20 foot easement for public utility purposes along the northerly front line(s) of said lot and a 100 year flood line along the easterly portion of said lot; Easement to BellSouth Telecommunications of record in Doc. No. 20010824-0091876, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001214-0123042, By-Laws in Doc. No. 20001214-0123043, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6017 Gessner Lane, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2004 .

Robyn D. Manspeaker

Robyn D. Manspeaker

State of TENNESSEE

County of WILLIAMSON

On this 6th day of December, 2004 , before me the undersigned authority, personally appeared **Robyn D. Manspeaker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000.00

Affiant

Sworn and subscribed before me this 6th day of December, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public