BOX 604

WARRANTY DEED

Please Return to:

Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 01/06/05 09:41 2 pgs
Fees:13.00 Taxes:299.70

20050106-0002120

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$81,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of January, 2005

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eugene Harris Nelson	Eugene Harris Nelson	091-10-0-217.00
5900 Maxon Avenue	3701 Meadowbrook Ave	
Nashville, TN 37209	Nashville, Tn 37205	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Toby Hildabrand and Sarah J. Hildabrand**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eugene Harris Nelson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of re-subdivision part of Block J. Holman Heights, of record in Book 4715, page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the Westerly margin of Nichol Street at the common corner of Lots 1 and 2 of said subdivision; thence with the margin of the same 22 degrees West 127.8 feet to a point at the beginning of a curve to the right ; thence around said curve, 37.7 feet, more or less to a point in the Northerly margin of Maxon Street, thence with the margin of the same, Northwesterly 43.0 feet to the beginning of a curve to the right; thence around said curve, 33.4 feet more or less to a point in the Easterly margin of Elaine Street; thence with the margin of the same, 5 degrees East 133.5 feet to a point at the common corner of Lots 1 and 2; thence with the line between said Two (2) Lots, South 74 degrees East 135.4 feet to the point of beginning.

Being the same property conveyed to Toby Hildabrand and Sarah J. Hildabrand, by deed from Matrix Asset Management, on August 5, 2004, of record in Instrument Number 20040920-0112581, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4715, page 131, Register's Office Davidson County, Tennessee.

This is improved property known as: **5900 Maxon Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 4, 2005.

Toby Hildabrand

Sarah J. Hildabrand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Toby Hildabrand and Sarah J. Hildabrand** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2005

My commission expires 9-22-07

Notary Public

