WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/05 08:16 2 pgs
Fees:13.00 Taxes:247.90

20050303-0023234

B-ERA-05-5615

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me this 28th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eugene H. Nelson	Eugene H Nelson	
5615 Morrow Road	(NAME) 3701 Meadowbrook Ave	91-6-177.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN KROHN AND WIFE CANDYCE KROHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENE H. NELSON UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTHERLY PART OF LOT MARKED WITH THE WORD "GLENN" LOCATED ON THE SOUTHEASTERLY CORNER OF MORROW ROAD AND 57TH AVENUE NORTH, AS SHOWN BY PLAN OF WEST PARK ADDITION NO. 2, OF RECORD IN BOOK 2330, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF MORROW ROAD AT A POINT 50 FEET EASTERLY FROM THE CENTER LINE OF 57TH AVENUE NORTH; THENCE WITH THE SOUTHERLY MARGIN OF MORROW ROAD, S 58° 54' E 25.4 FEET TO THE NORTHEASTERLY CORNER OF THE GLENN LOT; THENCE WITH THE EASTERLY LINE OF SAID GLENN LOT, S 24° 02' W 100.25 FEET; THENCE N 58° 54' W 65.8 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF 57TH AVENUE NORTH, THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, N 31° 0' E 75 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THENCE WITH A CURVE TO THE NORTHEAST OF 25 FEET RADIUS, 39.24 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CANDYCE L. TAYLOR AND BRIAN J. KROHN, BOTH UNMARRIED BY WARRANTY DEED FROM J. MICHAEL WINGO AND WIFE, REBECCA WINGO, RECORDED THE 13TH DAY OF JUNE, 1995 IN DEED BOOK 9698, PAGE 573, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Candyce L. Taylor is now known as Candyce L. Krohn.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5615 Morrow Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 my/our hand(s) this 28th day of February, 2005.

Brian Krohn

Candyce Krohn

STATE OF Tennessee
COUNTY OF Davidson

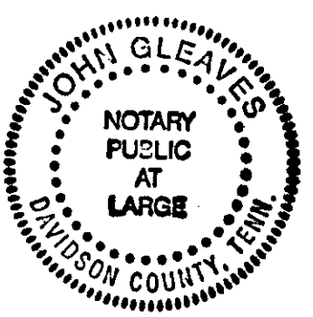
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Krohn and Candyce Krohn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903