WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Marilyn F. Nelson
Affiant

Subscribed and sworn to before me, this 1st day of March, 2005

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/08/05 09:57 2 pgs
Fees:13.00 Taxes:1850.00

20050308-0025222

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn F. Nelson	New Owner/Same address	116-08-G
(NAME)	(NAME)	(MAP)
170 Charleston Park		170.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert A. Hardin and wife, Jo Ann Hawkins Hardin, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marilyn F. Nelson, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 170, on the Plan of Sugartree, Phase III, of record in Plat Book 5050, pages 67-71, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert A. Hardin and wife, Jo Ann Hawkins Hardin, by deed from Jo Ann Hawkins Hardin, Trustee, of record in Book 11089, page 553, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; Declaration of Covenants, Conditions and restrictions of record in Book 4857, page 157, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and Book 11758, page 466; Charter of record in Book 5365, page 903, Book 5636, page 525, Book 5639, page 45, Book 5683, pages 667, 670 and 675; Agreement of record in Book 5425, page 385; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 170 Charleston Park, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of March, 2005.

Robert A. Hardin

Robert A. Hardin

Jo Ann Hawkins Hardin

Jo Ann Hawkins Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert A. Hardin and wife, Jo Ann Hawkins Hardin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of March, 2005.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN