WARRANTY DEED

G-CD-05-1417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 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 NUMBERS
Jocelyn W. Weatherby	PHH Mortgage	
1417 Russell Street (ADDRESS)	3000 Leadenhall Road (NAME)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (ADDRESS) (CITY) (STATE) (ZIP)	83-13-282

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 JOHN D. NELSON AND WIFE STACY D. NELSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOCELYN W. WEATHERBY, AN UNMARRIED WOMAN, 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:

BEING LOT NO. 51, BLOCK "E", ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 51 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF RUSSELL STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 15TH STREET, 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. NELSON AND WIFE, STACY D. NELSON BY WARRANTY DEED FILED FOR RECORD ON NOVEMBER 14, 1995 IN BOOK 9859, PAGE 306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 2 page, 92 in the Register's for Davidson, Tennessee.

unimproved ( )
This is improved (X) property, known as 1417 Russell Street, Nashville, Tennessee 37206
(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 31st day of March, 2005.

John D. Nelson

Stacy D. Nelson

Davidson County DEEDWARR
Recvd: 04/04/05 15:54 2 pgs
Fees:13.00 Taxes:407.00

20050404-0036591

STATE OF Tennessee
COUNTY OF Davidson

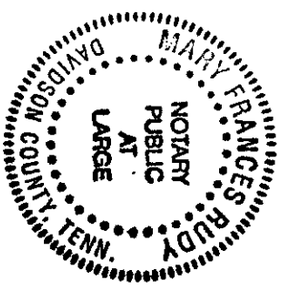
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Nelson and Stacy D. Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 31st day of March, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903