Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1136

1
of 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marilyn F. Nelson, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark J. Menhinnitt and Kristen M. Menhinnit, husband and wife,** 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. 33 on the Plan of (Revised) Plan of B.E. Woodard's Warner Park Subdivision, as of record in plat Book 1130, page 87, Register's office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary R. Nelson and wife, Marilyn F. Nelson by deed dated March 18, 1994, of record in Book 9291, page 616, RODC. Said Gary R. Nelson being deceased, the property is now vested in Marilyn F. Nelson.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1100 Belle Meade Boulevard, Nashville TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 5th day of April, 2005

Davidson County DEEDWARR
Recvd: 04/11/05 09:35 2 pgs
Fees:13.00 Taxes:4421.50
20050411-0039385

Marilyn F. Nelson

Marilyn F. Nelson

State of Tennessee)
County of Davidson)

On this 5th day of April, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Marilyn F. Nelson, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,195,000.00.

Marilyn F. Nelson
Affiant

Sworn and subscribed before me on this the 5th day of April, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark J. Menhinnitt	E-LOAN, Inc.	130-10-102
1100 Belle Meade Boulevard	6230 Stoneridge Mall Road	
Nashville, TN 37205	Pleasanton, CA 94588	