Davidson County DEEDWARR
Recvd: 04/18/05 10:27 3 pgs
Fees:18.00 Taxes:682.17

20050418-0042682

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$184,370.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|13th DAY OF April, 2005.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Valadez 4219 Hermitage Rd. Old Hickory, Tn 37138	New owner	Map 75.00 Parcel 18

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Bobby K. Nelson and Sandra C. Nelson, Trustors and/or Trustees for The Nelson Family Trust, dated August 29, 2003,

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jose Valadez

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

This conveyance is made subject to the following:
1) 2005 taxes and subsequent years.
2) Property is subject to restrictions of record in Book 1636, Page 301, Register's Office for said county.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4219 Hermitage Road, Old Hickory, TN 37138
(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 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 our hand(s) this 13th day of April, 2005.

Bobby K. Nelson, Trustee
Bobby K. Nelson, Trustee

Sandra C. Nelson, Trustee
Sandra C. Nelson, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bobby K. Nelson, Trustee, and Sandra C. Nelson, Trustee, for The Nelson Family Trust, dated August 29, 2003, Bobby K. Nelson and Sandra C. Nelson, Trustors and/or Trustees, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Legal Description Exhibit "A"

A certain real estate in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

TRACT I:
A certain tract of parcel of land in Davidson County, State of Tennessee, being a portion of the Cowgill Estate of record in Plan Book 421, Page 137, Register's Office for Davidson County and described as follows to wit:

BEGINNING in the center of Hadley's Bend Road, the northwest corner of the W. A. Cowgill Tract, running thence South 57 degrees 45 minutes East 275 feet to a cherry tree in the property line between Jessie C. Johnson and W. A. Cowgill; running thence North 1 degree East 185.5 feet to a stake; thence North 57 degrees 45 minutes West 275 feet to the center of the Hadley's Bend Road; thence with the center of said Hadley's Bend Road South 1 degree West 185.5 feet to the point of beginning.

TRACT II:
Lying in the 4th Civil District of Davidson County, Tennessee on the east side of Hadley's Bend Road more particularly described according to an unrecorded survey of John E. Perry, Surveyor for Wilson County, Tennessee under the date of December 1, 1945, as follows:

BEGINNING at a cross in the center of the Hadley's Bend Road at James C. Wright and Estelle B. Wright's northwest corner and running thence South 58-1/4 degrees East 267 feet to the northeast corner post of said James C. Wright and Estelle B. Wright's northeast corner; thence North 1-3/4 degrees West 57-1/2 feet to an iron pin at the southeast corner of Tract No. 2 being a lot reserved by Mrs. Jessie C. Johnson. Thence North 70 degrees West, 230-7/10 feet to the beginning.

TRACT III:
BEGINNING at a cherry tree in the property line where a line running North 57 degrees and 45 minutes West crosses a line running South one degree and no minutes West being the southeast corner of James C. Wright's present property; thence 71.5 feet east on a line running North 57 degrees and 45 minutes West to an iron pin; thence 282.5 feet North on a line running South no degrees and 30 minutes West to an iron pin; thence 71.1 feet West on an line running South 89 degrees and 30 minutes East to an iron pin, being the northeast corner of James C. Wright's present property; thence 57.6 feet South on a line running south one degree and 45 minutes West to an iron pin; thence 8 feet east on a line running South 57 degrees and 45 minutes East to an iron pin; thence 185.5 feet South on a line running South one degree and no minutes West to the beginning.

Being the same property conveyed to Bobby K. Nelson and wife, Sandra C. Nelson by Deed from Harold G. Gaines and wife, Bettye O. Gaines, dated May 30, 1996, and of record in Book 10071, Page 222, Register's Office for Davidson County, Tennessee. Property then conveyed to The Nelson Family Trust, dated August 29, 2003, Bobby K. Nelson and Sandra C. Nelson, Trustors and/or Trustees, by Quitclaim Deed from Bobby K. Nelson and Sandra C. Nelson, dated October 1, 2003, and of record in Instrument Number 20031001-0144880, said Register's Office.

SEE PAGE 2, LEGAL DESCRIPTION CONTINUED

Tract IV: Beginning at an iron pipe 2' westward from the center of a Hackberry tree at the northeast corner of this tract, Mrs. Jesse Johnson's south boundary line and Miss Lenna Cowgill's northwest corner running thence north 58 ½ degrees West 387.31 feet to an iron pin in the center of Hadley's Bend Road- Carnes Wright's southwest corner; thence South ¼ degree East 123.2' to an iron pipe driven in the center of said road, the northwest corner of Tract No. 2; thence South 59 ½ degrees East 320.8' to an iron pipe at the northeast corner of Tract No. 2, Miss Lenna Cowgill's west boundary line; thence North 32 degrees East 100' to the beginning, containing .83 of an acre, more or less.

Being the same property conveyed to Bobby K. Nelson and Sandra C. Nelson, by Deed from Harold G. Gaines and wife, Bettye O. Gaines, dated July 14, 1998 and of record in Book 11024, Page 152, Register's Office for Davidson County, Tennessee. Property then conveyed to The Nelson Family Trust, dated August 29, 2003, Bobby K. Nelson and Sandra C. Nelson, Trustors and/or Trustees, by Quitclaim Deed from Bobby K. Nelson and Sandra C. Nelson, dated October 1, 2003 and of record in Instrument Number 20031001-0144881, said Register's Office.