PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
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W & I Ref: (gj) Title No: 40361
Dav. Co. File: Box 8

Davidson County DEEDQC
Recvd: 04/20/05 10:09 2 pgs
Fees:12.00 Taxes:0.00
20050420-0043829

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard B. Nelson 5416 Hearthstone Lane Brentwood, TN 37027	New South Federal Savings Bank 1900 Crestwood Boulevard Birmingham, AL 35283-0180

TAX MAP-PARCEL NUMBERS: 160-11-A-095

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Nelson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Richard B. Nelson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hemmingwood I, II, III, of record in Book 6900, Pages 6, 7, and 8, said Register's Office.

SAID Lot No. 95 fronts 59.58 feet on the southerly margin of Hearthstone Lane and extends back 147.14 feet on the westerly line and 142.82 feet on the easterly line to a dead line in the rear, measuring 59.48 feet thereon.

BEING the same property conveyed to Richard B. Nelson and Jeffrey A. Nelson from the Solon C. and Dorothy W. Apple Revocable Living Trust. of record in Book 11161, page 141, Register's Office for said county.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 6, 7, and 8, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hearthstone Lane, a 20 foot minium building setback line from the rear and a 5 foot minimum building setback line along the westerly side line, a 10 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot, and a 5 foot easement for the possible future widening of Ashington Lane, along the southerly rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.; Mortgage Loan Inspection by Campbell, McRae, and Associates dated October 7, 1998 discloses that the concrete driveway encroaches upon the 10' public utility and drainage easement.

This is ( )improved property, known as: 5416 Hearthstone Lane, Brentwood, TN 37027

WITNESS THE EXECUTION HEREOF on 4/15, ~~19~~ 2005.

Jeffrey A. Nelson

State of North Carolina
County of Buncombe

On April 15, ~~19~~ 2005, before me the undersigned authority, personally appeared Jeffrey A. Nelson, 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.

Rebecca L. Stroud
Notary Public
Buncombe Co., NC
My Commission Expires: 10-06-2009

Notary Public

My Commission Expires: _____

State of Tennessee
County of _____

A F F I D A V I T

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on April 19, ~~19~~ 2005.

Notary Public

My Commission Expires: 3-8-08

JUDITH A. DANNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN