PROPERTY TAX INFORMATION:

OWNER: Jennifer Brown and
Marcellus Brown
2911 Anderson Road
Nashville, TN 37217

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 150-5-B
Parcel: 1.00CO

Davidson County DEEDWARR
Recvd: 04/28/05 10:24 2 pgs
Fees:13.00 Taxes:351.50
20050428-0047306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Gary Nelson, Sr., married and Gary Nelson, Jr., married,** have bargained and sold and does hereby transfer and convey unto **Jennifer Brown and husband, Marcellus Brown,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 2DX-04096 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Unit No. 1, being a portion of Lot No. 355 on the Plan of Forrest View Park, Section II, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2909 Anderson Road Condominiums, recorded in Instrument No. 20030113-0005153, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2909 Anderson Road Condominiums, Section 2, Forest View Park, recorded in Instrument No. 20030113-0005153, of the Register's Office for Davidson County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as Unit No. 2911, Anderson Road, Nashville, TN 37217.

BEING a portion of the same property conveyed to Gary Nelson, Sr., married, and Gary Nelson, Jr., married, by Warranty Deed dated 11/15/02, from Lawrence J. Sacks, as Executor of the Estate of James Walter Pickle, of record in Instrument No. 20021120-0144067, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same

is unencumbered, except by lien of the 2004 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 18th day of April, 2005.

Gary Nelson, Sr.

Gary Nelson, Jr.

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 18th day of April, 2005, before me personally appeared Gary Nelson, Sr. and Gary Nelson, Jr., to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

JACK EVANS GRITTON II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 06-22-08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 18th day of April, 2005.

NOTARY PUBLIC

JACK EVANS GRITTON II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 06-22-08

/G4097