RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43839 FILE BOX "7"

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 11:23 2 pgs
Fees:13.00 Taxes:444.00

20050516-0054781

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES 3/25/06

SATURN & MAZER TITLE SERVICES, INC. NASHVILLE, TENNESSEE

My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| OAKLEY WILLIS BRYAN et ux | SAME AS NEW OWNER | 102-4-32 |
| 6118 Elizabethan Drive | | 3DZ 9520 |
| Nashville, TN 37205 | | |
| | | |

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, I/WE,

**Linda Clifton Nelson, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Oakley Willis Bryan and Vernice M. Bryan**

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:

**Being Lot No. 1108 on the Plan of Sec. 13, Charlotte Park, as of record in Book 2900, page 143, Register's Office for said County.**

**Said Lot No. 1108 fronts 108.1 feet on the easterly side of Thunderbird Drive, and extends back 150 feet on the southerly line and 109.7 feet on the northerly line, to a dead line in the rear, on which it measures 85 feet.**

**Being the same property conveyed to Harold Glenn Nelson and wife, Linda Clifton Nelson by deed from Arnold Gasser, Jr., and wife, Dixie P. Gasser of record in Book 4018, page 326, Register's Office for Davidson County, Tennessee. The said Harold Glenn Nelson having since died.**

Unimproved ( )
This is improved ( X) property known as 6449 Thunderbird Drive, Nashville, TN 37209

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 my/our hand(s) this 16th day of May, 2005

Linda Clifton Nelson

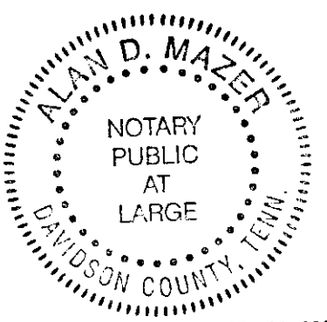
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Linda Clifton Nelson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2005

Notary Public

My Commission Expires: 3/25/06




My Commission Expires MAR. 25, 2006