This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 07/05/05 15:54 4 pgs
Fees:23.00 Taxes:516.52
20050705-0077012

File No.: **2120-850433**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirteenth day of June, 2005**, by and between **Douglas O. Nelms and wife, Evelyn E. Nelms**, parties of the first part, and **Douglas Wayne Lackey**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 112 OF HIGHLAND VILLA CONDOMINIUMS, ITS HORIZONTAL PROPERTY REGIME HAVING BEEN ESTABLISHED BY THE MASTER DEED, OF RECORD IN BOOK 7278, PAGE 312 AND AS AMENDED IN BOOK 7347, PAGE 717, BOOK 7352, PAGE 630, BOOK 7467, PAGE 850, BOOK 7470, PAGE 153 AND BOOK 7600, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS O. NELMS AND WIFE, EVELYN E. NELMS BY WARRANTY DEED FROM PHYLLIS A. SACK, UNMARRIED, RECORDED ON THE 8TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000908-0089353, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
2005

Parcel ID # **161-14-0-B 112.00 CO**
X Improved OR
Unimproved property located at: **112 Highland Villa Dr., Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Douglas O. Nelms

Douglas O. Nelms

Evelyn E. Nelms

Evelyn E. Nelms

Douglas Owens Nelms

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Douglas O. Nelms** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Thirteenth day of June, 2005.**

Brenda R. Lehman

Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public Williamson County, TN

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Owner's Name: **Douglas Wayne Lackey**

and Address: **112 Highland Villa Dr.**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

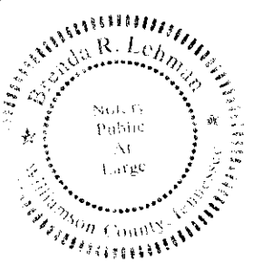
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$139,600.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirteenth day of June, 2005.**

Notary Public

My Commission Expires: 3/10/07



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Douglas Owen Nelms,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for **Evelyn Easley Nelms**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Evelyn Easley Nelms**, the within named bargainor(s) by the said **Douglas Owen Nelms**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 13th day of June, 2005.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman
Notary Public At Large
Williamson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a NOtary PUblic within and for the State and County aforesaid personally appeared Douglas O. Nelms, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this the 13th day of June, 2005.

My Commission Expires: 3/10/07

Brenda R Lehman
Notary Public

Notary Public At Large