Realty Title 15
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Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 09/06/05 14:03 2 pgs
Fees:13.00 Taxes:392.20
20050906-0106682

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Amy Elmore
Affiant

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 31 **day of** August, **2005.**

Robbin Teasley
Notary Public
My commission expires: 11-27-06

15-0508-150449

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Braden B. Kane 3223 Cloverwood Dr. Nashville TN 37214	American Home Mortgage Servici 538 Broadhollow Road Melville, NY 11747	96-11-220

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry Nelson and wife, Dorothy Nelson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Braden B. Kane, married,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 144, Hickory Bend, Section 1A, of record in Plat Book 3842, page 148, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry Nelson by deed from Henry W. Moon, Jr. and wife, Penelope Moon, dated 1/31/95, of record in Book 9585, page 854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3223 Cloverwood Dr., Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 31 day of August, 2005.

Larry Nelson

Dorothy Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Nelson and Dorothy Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 31 day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON