# WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 87,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF FEBRUARY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01278 NELSON

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Earl Nelson and Tatjana Nelson | Earl + Tatjana Nelson | MAP: |
| 3229 Luann Drive | 1727 Kingsbury Dr. | Parcel:150-9-233.00 |
| Antioch, TN 37013 | Nashville, TN 37215 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**RICHARD PHILIP BAXTER, AND WIFE, JANE E. BAXTER**

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

**EARL NELSON, AND WIFE, TATJANA NELSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3229 Luann Drive, Antioch, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 8th day of February, 2006.

Richard Philip Baxter

Jane E. Baxter

Davidson County DEEDWARR
Recvd: 02/15/06 08:56 2 pgs
Fees:13.00 Taxes:323.75

20060215-0018129

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD PHILIP BAXTER AND JANE E. BAXTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 8th day of February, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

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 NO. 15B, ZONE LOT DIVISION OF LOTS 15-18, CHERRY HILLS, SECTION 12, AS OF RECORD IN BOOK 6200, PAGE 342, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM A. J. JOHNSON ET UX, GAIL JOHNSON AND JOHN COOK AND WIFE, VIRGINIA S. COOK TO RICHARD P. BAXTER ET UX JANE P. BAXTER AS RECORDED ON THE 11TH DAY OF MARCH, 1986 IN BOOK 6801, PAGE 433 AND QUITCLAIM DEED FROM J. L. THOMPSON, III, TRUSTEE TO RICHARD PHILIP BAXTER AS RECORDED ON THE 31ST DAY OF AUGUST, 1994 IN BOOK 9451, PAGE 914, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.