07

REALTY TITLE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2006.

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 5/13/06
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 03/08/06 12:44 2 pgs
Fees:13.00 Taxes:663.04
20060308-0027003

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott Thomas MacDonald	Wells Fargo Home Mortgage	Map 172
1421 Woodfield Drive	POB 10304	Group 12-O-B
Nashville, TN 37211	Des Moines, IA 50306-0304	Parcel 24-CO

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, we

Philip Nelson, a/k/a Phillip Nelson and wife, Ashley Nelson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scott Thomas MacDonald

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 Number 336 on the Plan of Bradford Hills, Section Three of record in Plat Book 7900, page 6, and ammended in Book 7900, page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip Nelson and wife, Ashley Nelson by deed from Jeffrey Spradlin, unmarried and John English, unmarried, of record in Instrument 20031120-0169351, dated November 14, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 6 & 239, said Register's Office. (3)Water Main Easement in Book 8377, page 764 & 769 (4) Sanitary Sewer Easement in Book 7690, page 260; Book 8377, page 808; Book 8377, page 972, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8069, page 170; Book 8267, page 616; Book 8071, page 531, said Register's Office.

The said Philip Nelson and Phillip Nelson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1421 Woodfield Drive, Nashville, TN 37211

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 our hands this 24th day of February, 2006.

Philip Nelson

Ashley Nelson

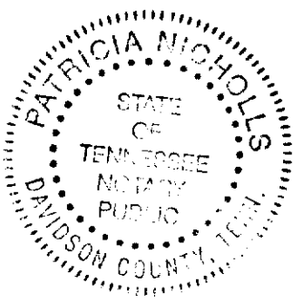
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip and Ashley Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of February 2006.

My Commission Expires: 1/24/09

Notary Public



Return to:
Realty Title & Escrow
206-B Cool Springs Blvd
Franklin, TN 37067