Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/04/06 10:00 2 pgs
Fees:13.00 Taxes:851.00
20060804-0095467

W & I Ref:(_____) Title No: 48016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald Jones 3400 Springbrook Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 11810012600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela J. Nelson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Pleasant Valley of record in Book 1424, page 63 Register's Office for said County.

Said Lot No. 67 fronts 86.0 feet on the southerly margin of Springbrook Drive formerly known as Greenvale Drive and extends back 225.2 feet on the westerly line and 233.5 feet on the easterly line to a dead line in the rear measuring 24.8 feet thereon.

Being the same property conveyed to Angela J. Nelson by deed from Wendy C. Wall, unmarried of record in Doc. No. 20011002-0106040, Register's Office for Davidson County, Tennessee.

Bradford A. Nelson, spouse of Angela J. Nelson, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 63, said Register's Office, which Plan shows a 30 foot minimum building setback line from Springbrook Drive, formerly known as Greenvale Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3400 Springbrook Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2006.

Angela J. Nelson

Bradford A. Nelson

State of TENNESSEE
County of DAVIDSON

On this 26th day of July, 2006 , before me the undersigned authority, personally appeared Angela J. Nelson and Bradford A. Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 26th day of July, 2006

My Commission Expires: _____

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24 , 2007

Notary Public