Davidson County DEEDWARR
Recvd: 08/07/06 09:28 3 pgs
Fees:18.00 Taxes:1036.00

20060807-0096089

This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
STEPHANIE RABY
4207 NEVADA AVENUE
NASHVILLE, TENNESSEE 37209

MORTGAGEE:

SEND TAX BILL:

"Same"

MAP AND PARCEL:

09116024500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN W. NELSON, Jr. and wife, LINDA M. NELSON**, ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto. **STEPHANIE RABY**, unmarried, ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et.seq.
2. Subject to all those facts, conditions and limitations shown on the record in the Register's Office for Davidson County, Tennessee..

The Real Property or its address is commonly known as : **4207 NEVADA AVENUE NASHVILLE, TN 37209**

GRANTOR makes no representation or warranty, expressed or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever, and Grantors, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of August, 20 06.

JOHN W. NELSON, Jr.

LINDA M. NELSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **JOHN W. NELSON, Jr. and wife, LINDA M. NELSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 20 06.

Notary Public

My Commission Expires: 5-21-07

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 280,000.00 .

AFFIANT

Subscribed and sworn to before me this 2nd day of August 20 06.

NOTARY PUBLIC

My Commission Expires: 5-21-07

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the east part of Lot No. 108 of Block 4 on the map of Charlotte Park Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45.0 feet on the south side of Nevada Avenue and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to JOHN W. NELSON, Jr. and wife, LINDA M. NELSON, by deed of record as Instrument No. 20031204-0174423, dated December 4, 2003, Register's Office for Davidson County, Tennessee.

The Real Properly or its address is commonly known as: **4207 Nevada Avenue**
Nashville, Tennessee 37215

Map / Parcel No.: **09116024500**

