Davidson County DEEDWARR
Recvd: 08/16/06 10:45 2 pgs
Fees:13.00 Taxes:1110.00

20060816-0100850

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-19-08

After Recording Return to:
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027
B-5120

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01631 NELSON

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Richard L. Nelson and Kyle M. Nelson | Same Provident Funding | MAP:128-13 |
| 2438 Bellevue Manor Drive | P.O. Box 5914 | Parcel:13.00 |
| Nashville, TN 37221 | Santa Rosa, Ca. 95402 | |

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,

**WILLIAM K. JENKINS, AND WIFE, LINDA JENKINS**

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

**RICHARD L. NELSON, AND WIFE, KYLE M. 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 2438 Bellevue Manor Drive, Nashville, TN 37221

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 11th day of August, 2006.

William K. Jenkins

Linda Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM K. JENKINS AND LINDA JENKINS, 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 11th day of August, 2006.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF B.V. 1776 ESTATES AS OF RECORD IN PLAT BOOK 5050, PAGE 76, SAID REGISTER'S OFFICE.

SAID LOT NO. 5 FRONTS A TOTAL TO 101.27 FEET ON THE NORTHERLY SIDE OF BELLVUE MANOR DRIVE AND RUNS BACK 310.68 FEET ON THE WESTERLY LINE AND 248.60 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES A TOTAL OF 207.38 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM K. JENKINS AND WIFE, LINDA JENKINS BY WARRANTY DEED FROM JACK B. ATNIP AND WIFE, ETHEL A. ATNIP, RECORDED ON THE 5TH DAY OF SEPTEMBER, 1984 IN DEED BOOK 6374, PAGE 840, 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.