Davidson County DEEDWARR
Recvd: 10/05/06 09:13 3 pgs
Fees:18.00 Taxes:374.44
20061005-0123637

This Instrument Prepared By:
Law Offices Of:
Mark A. Nobles
Atlas-Nobles Bldg.
1006 Old Lascassas Pk
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNER:

Tatjana Nelson
125 Ocala Drive
Antioch, TN 37013

SEND TAX BILLS TO:

SAME
Tax Map/Parcel No.
162-6-368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark A. Nobles and Patricia Pardue Nobles, husband and wife ("Grantors") have this day bargained and sold and does hereby transfer and convey unto Tatjana Nelson, unmarried ("Grantee"), her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 52 on the Plan of Bess Estates, Section II, as of record in Book 4675, page 5, Register ' s Office for Davidson County, Tennessee. Said Lot No. 52 fronts 85 feet on the southeasterly margin of Ocala Drive and extends back 120.00 feet on the southwesterly line and 130.00 feet on the northeasterly line, to a dead line in the rear, measuring 85.59 feet thereon.

Being the same property conveyed to Mark A. Nobles, a married man by deed from Luis E. Morales, Executor of the estate of Jean Evans of record at Instrument number 20051227 0154045 Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Tatjana Nelson, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that they have lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except the 2006 property taxes which have been prorated between the parties.

The undersigned further covenants and binds themselves, their successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this Deed.

WITNESS OUR HAND on this the 29th of September, 2006.

Mark A. Nobles

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark A. Nobles, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, TENNESSEE, this the 29th day of September 2006.

ANDREW L. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 12/27/09

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is

$ 101,200.00.

AFFIANT

SWORN to and subscribed before me,
this the 29th day of September, 2006

NOTARY PUBLIC
My Commission Expires: 12/27/09

ANDREW L. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD