Box 8

Prepared by:

Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/27/06 14:32 2 pgs
Fees:13.00 Taxes:501.35

20061027-0133748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,500.00

Deborah Gail Johnson
Affiant

Subscribed and sworn to before me, this 26th day of October, 2006.

Deborah H Berrie
Notary Public
My commission expires: 3/29/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-0610-45157

Address of New Owner:	Send Tax Bills to:	Tax Information
David Tate	Bank of America	052-16-0-079.00
804 Evergreen	P.O. Box 9000	
Madison TN 37115	Getzville, NY 14068-9000	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth Deanna Nelson, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Tate and spouse Kellie Tate, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Marlin Meadows, Section No. 4, of record in Book 2133, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harvey V. Daniel and wife, Betty J. Daniel by deed from Reba S. Reach, dated 3-14-96, recorded 3-26-96, of record in Book 9990, Page 263, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elizabeth Deanna Nelson by deed from Harvey V. Daniel and wife, Betty J. Daniel, dated 3-25-05, recorded 4-22-05, of record in Instrument No. 20050422-0044957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 66, said Register's Office, which Plan shows a 30 foot minimum building setback line from Coggin Pass also known as Evergreen Trail and a 10 foot easement for public utility purposes along the rear and easterly side of said lot.

This property is improved property known as 804 Evergreen, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of October, 2006.

Elizabeth Deanna Nelson

Elizabeth Deanna Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Deanna Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 26th day of October, 2006.



My Commission expires

1/23/10