THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 11/03/06 08:56 2 pgs
Fees:13.00 Taxes:1002.70
20061103-0136658

Our File Number: 26024N

MAP/GROUP/PARCEL: 105-0/235

NEW OWNER'S NAME AND ADDRESS:
KIMBERLY A NELSON
1001 CALDWELL AVENUE
NASHVILLE, TN 37204

SEND TAX BILLS TO:

New owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MESA CARLSON and KATHERINE LYLE CARLSON, husband and wife**, hereinafter called Grantors, does hereby transfer and convey unto, **KIMBERLY A NELSON**, her heirs and assigns, hereinafter called Grantee, property described as follows:

Being Lot No. 10 on the Plan of G.R. Huline's Subdivision of Lots 37 and 38 of Waverly Land Company's Addition to Nashville, of record in Book 421, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in this description but excluded from this conveyance is the following:

Beginning at a point, said point being the southwest intersection of Tenth Avenue South, and Caldwell Avenue; thence along the westerly margin of Tenth Avenue South in a southerly direction, a distance of 18 feet, more or less, to a point; thence along a curve defined by a radius of 18 feet in northwesterly direction, a distance of 28 feet, more or less, to a point on the southerly margin of Caldwell Avenue; thence along the southerly margin of Caldwell Avenue in a an easterly direction a distance of 18 feet, more or less, to the point of beginning. Said portion of Lot 10 having been conveyed to the Nashville Housing Authority by deed of record in Book 4071, page 80, re-recorded in Book 4082, page 699, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 1001 CALDWELL AVENUE, NASHVILLE, TN 37204.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20031013-0151566, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MESA CARLSON

KATHERINE LYLE CARLSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, **MESA CARLSON and KATHERINE LYLE CARLSON,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $271,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: