THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/31/07 10:54 2 pgs
Fees:13.00 Taxes:647.50

20070131-0012765

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of January, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jennifer C. Nelson
309 Blackman Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Franklin American Mtg. Co.
501 Corporate Centre Dr.,
#400
Franklin, Tennessee 37067

MAP-PARCEL NUMBERS:
147-05-234.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE WHITTEMORE MULLE, married,** hereinafter referred to as Grantors, hereby transfers and conveys to **JENNIFER C. NELSON, unmarried**, hereinafter referred to as Grantee(s), his/her/their heirs 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 Number 226 on the Plan of Section IV, Caldwell Country Estates, as of record in Book 2854, Page 101, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Timberdale Drive at the corner of Lots Nos. 225 and 226; thence with the line between said lots, easterly 165.1 feet to a corner of Lot No. 227; thence with the line between Lots Nos. 226 and 227 northerly 135 feet to the south margin of Blackman Road; thence with the margin of the same westerly 140 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the east margin of the same, southerly 110 feet to the point of the beginning.

Being the same property conveyed to Katherine Whittemore Mulle by Quitclaim Deed from Overton Development Corporation of record in Book 7292, Page 77, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **309 Blackman Road, Nashville, Tennessee 37211.**

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 29th day of January, 2007.

Katherine Whittemore Mulle

Katherine Whittemore Mulle

Thomas Mulle

Thomas Mulle*

***Thomas Mulle joins in the execution of this Instrument to grant or convey any interest he has in this real property by virtue of his marriage to Katherine Whittemore Mulle.**

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Witness my hand this 29th day of January, 2007.

Notary Public

My Commission Expires: 1-10-10

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Witness my hand this 29th day of January, 2007.

Notary Public

My Commission Expires: 1-10-10

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010