Send Tax Statements To:
New Owner
Franklin American Mortgage Co.
501 Corporate Centre Dr. Ste 400
Franklin, TN 37067

Name and Address of New Owner:
Emila R. Nelson
143 Noel Cove Circle #143
Hermitage, TN 37076

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 04/03/07 14:44 2 pgs
Fees:13.00 Taxes:536.50
20070403-0040031

Map and Parcel: 086-10-0-143.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOANN NELSON and DONALD D. NELSON, wife and husband,** have this day bargained and sold and does hereby transfer and convey unto, **EMILA R. NELSON, an unmarried woman,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 143, on the Plan of Noel Cove Townhomes, of record as Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Joann Nelson and Donald D. Nelson, wife and husband, by deed from Hermitage Developers, Inc., a Tennessee Corporation, dated September 24, 2004, appearing of record in Instrument Number 20040927-0115990, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in Master Deed of record in Instrument Number 20030924-014128; Easement to Metro of record in Instrument Number 20030617-00883356; Charter of Homeowners Association of record in Instrument Number 20030812-0115541; and to any and all matters shown on said plat and survey of record in Master Deed 20030924-014128; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **EMILA R. NELSON, an unmarried woman,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of March, 2007.

Joann Nelson by Donald D. Nelson Attorney in Fact

Joann Nelson By: Donald D. Nelson, Attorney in Fact

Donald O. Nelson

Donald D. Nelson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the said State and County aforesaid, the with named **DONALD D. NELSON**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained; and the said **DONALD D. NELSON**, to me known to be the person who executed the same as the free act and deed of the said **JOANN NELSON,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **JOANN NELSON**, and appearing of record in Record Book X____, page _____, in the Register's Office of ~~Rutherford~~ Davidson County, Tennessee.

X 20070403-0040030

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 29th day of March, 2007.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

Zoila K. Estes

NOTARY PUBLIC
My Commission Expires: 4-19-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan

AFFIANT

SWORN to and subscribed before me, this the 29th day of March, 2007.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

Zoila K. Estes

NOTARY PUBLIC
My Commission Expires: 4-19-2010