WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY 20th day of March 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/2007
(AFFIX SEAL)

DEANIE C. PORTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley L. Nelson (NAME)	ABN AMRO MORTGAGE (NAME)	MAP/PARCEL
1022 Falls Avenue (ADDRESS)	1201 E. LINCOLN ~~CRT.~~ (ADDRESS)	05209001400
Madison, TN 37115 (CITY) (STATE) (ZIP)	MADISON HGTS, MI 48071 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, , BETTY W. HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelley L. Nelson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being in Davidson County Tennessee, being Lot No. 5 on the Plan of Montague Valley of Rest as of record in Book 547 at Page 38, Register's Office for Davidson County, Tennessee.

Being the same conveyed to Henry C. Hill, Jr. and wife, Betty W. Hill and Donald Ray Knotts, Jr. by Warranty Deed from Mary Linda Littrel Werner dated June 29, 1995 and recorded July 13, 1995 in Book 9729, Page 573, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Betty W. Hill from Donald Ray Knotts Jr. and wife, Rhonda K. Knotts by Quit Claim Deed recorded May 6. 2002 as Instruement Number 20020506-0055392, Register's Office for Davidson County, Tennessee. Henry C. Hill, Jr. having since died.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of Montague Valley of Rest, of record in Plat Book 547, Page 38, Register's Office for Davidson County, Tennessee, which shows as owner's certificate, certain notes, easements and building setback lines, if any, as my be set forth thereon.

Davidson County DEEDWARR
Recvd: 04/05/07 14:31 2 pgs
Fees:13.00 Taxes:573.50

20070405-0041142

unimproved ( )
This is improved (X) property, known as 1022 Falls Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of March 2007

Betty W. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , BETTY W. HILL

the bargainor _____, with whom I am personally acquainted or 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 and official seal at Madison, Tennessee, this 19th day of March, 2007

Commission expires 3/20/2010

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public