Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Circle Suit 200
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, this transfer is $155,500.00

Brian L. Nelms
Affiant

Subscribed and sworn to before me, this 18th day of April 2006.

Amy Cross Nance
Notary Public
My commission expires: 4/21/07

Amy Cross Nance State of Tennessee Notary Public Williamson County

Davidson County DEEDWARR
Recvd: 04/19/07 15:32 2 pgs
Fees:13.00 Taxes:575.35
20070419-0047114

Address of New Owner:
Brian L. Nelms and
Emily R. Nelms
415 Northcrest Dr #204
Nashville TN 37211

Send Tax Bills to:
Bank of America
9000 Southside Blvd
Jacksonville FL 32256

Tax Information
147-12A-204

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Clara Jane McCleery , an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian L. Nelms and wife, Emily R. Nelms hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 204 on the Plan of Northcrest Phase One and Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association of record in Instrument No. 20040615-0070835 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Clara Jane McCleery by deed from Saddlebrook, Inc. of record in Instrument NO. 20050225-0021035 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20040615-0070835 and amended in Instrument Nos. 20040722-0087737; 20050228-0021538; 20060628-0077585 and in any allied instruments(s) referred to in said restrictions. 3) Bylaws for Northcrest Commons Homeowners Association of record in Instrument No. 20040615-0070834.

This property is improved property known as 415 Northcrest Dr #204, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 16 day of April, 2007.

Clara Jane McCleery

Clara Jane McCleery

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara Jane McCleery, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 16th day of April, 2007.
(city)

William D. Wong

Notary Public

My Commission expires: _____

William D. Wong
Notary Public, Jefferson County, AL
My Commission Expires 10/27/2010

FILE NO: 05492