# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/07 10:37 2 pgs
Fees:13.00 Taxes:529.10

20070426-0049752

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: January 30, 2010
(AFFIX SEAL)

MICHELLE RYMER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Lisa A. Boguskie | Franklin American Mortgage | Map 61 |
| 4706 Tanglewood Dr. | 501 Corporate Centre Dr. | Group 8 |
| Nashville, TN 37216 | Franklin, TN 37067 | Parcel 36 |

FOR AND IN 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

**Russ M. Nelson, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Lisa A. Boguskie**

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 in Davidson County, Tennessee, being Lot No. 25 on the plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by L. D. Justice, Surveyor, July 1, 1944, as follows:

Beginning at a point on the easterly margin of Tanglewood Drive, 650 feet south of the southerly margin of Haysboro Avenue, said point being the corner of Lots Nos 24 and 25; thence, with the line between said two lots, easterly 255 feet to the southeast corner of Lot No. 24; thence, southerly 100 feet to the northeast corner of Lot No. 26; thence, with the line between Lots Nos. 25 and 26, westerly 245 feet to the easterly margin of Tanglewood Drive; thence with said Drive, northerly 100 feet to the point of beginning.

Being the same property conveyed to Russ M. Nelson, unmarried, by deed from Harlan E. Jones and wife, Judith A. Jones, of record in Instrument 20030623-0086146, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 4706 Tanglewood Dr., Nashville, TN 37216

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 25th day of April, 2007.

Russ M. Nelson

Russ M. Nelson

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 Russ M. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.