Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/10/07 09:47 2 pgs
Fees:13.00 Taxes:362.60

20070710-0082002

15-0705-151099

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2007.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gwen Holt	Countrywide Home Loans, Inc.	072-06-0-114.00
936 Elvira Avenue	1520 Memorial Blvd.	
Nashville TN 37216	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth R. Nelson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gwen B. Holt, married, hereinafter called the Grantees, their successors 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 the west half of the north part of Lot No. 1, on the Plan of Map of C. W. Waller's Subdivision of the John D. Anderson Homeplace, of record in Plat Book 421, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description, being further described as follows:
>
> Said part of said lot fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 167.6 feet, more or less, to a dead line.
>
> Being the same property conveyed to Kenneth R. Nelson and wife, Kathy J. Nelson by deed from Heirs-at-Law of Ray H. Stone and wife, Erma J. Stone., dated March 30, 1994, recorded April 7, 1994, of record in Book 9305, Page 347, Register's Office for Davidson County, Tennessee, said Kathy J. Nelson having since died on June 13, 1994.
>
> Judy Nelson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 936 Elvira Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of July, 2007.

Kenneth R. Nelson

Judy Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 6th day of July, 2007.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010