Prestige . . .

Send Tax Statements To:
New Owner

This Instrument Prepared By:
Howard W. Wilson, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owners:
Scott Niesen
300 Mayfield Station
Brentwood, TN 37027

Map and Parcel:
171-08-0A-130.00

Davidson County DEEDWARR
Recvd: 07/30/07 14:41 2 pgs
Fees:13.00 Taxes:1387.50
20070730-0090312

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **WAYNE S. NELSON AND WIFE, RHONDA NELSON**, hereinafter called the GRANTORS, have this day bargained and sold and do hereby transfer and convey unto **SCOTT NIESEN AND WIFE, SANDRA NIESEN,** hereinafter called the GRANTEE, his heirs and assigns, forever, that certain parcel of real estate located in the Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 130 on the Plan of Cottonport Plantation, Phase 1, of record in Plat Book 6900, pages 529-530, Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to Wayne S. Nelson and wife, Rhonda Nelson, by Warranty Deed from Linda M. Doerr, unmarried, dated June 8, 2005, appearing of record in Instrument No. 20050613-0067122, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants contained in instrument of record in Book 7430, page 784, Book 7565, page 57 and Book 7824, page 254; Declaration of Covenants, Restrictions and Conditions in Book 7637, page 925 and Book 8313, page 932; By-laws in Book 7637, page 925 and Book 10775, page 37; Easement to Metro in Book 7350, page 137; to any and all matters shown on said plat of record in Plat Book 6900, pages 529-530; of said Register's Office.

This is improved property known as 300 Mayfield Station; Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantees, his heirs and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have 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; and Grantors further covenant and bind themselves, their heirs and assigns to forever warrant and defend the title to the said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 OUR HANDS, this 18th day of July, 2007.

Wayne S. Nelson

Rhonda Nelson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wayne S. Nelson and wife, Rhonda Nelson the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 18th day of July, 2007.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 2/15/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra Nielsen
AFFIANT

SWORN to and subscribed before me this 18th day of July, 2007.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 2/15/09