PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: _gj__ Title No: 49092

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/21/07 14:19 2 pgs
Fees:13.00 Taxes:1378.25
20071221-0146666

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles L. Nelson Cassie L. Nelson 6631 Holt Road Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 18000011000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$372,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd W. Nussey and spouse, Shannon D. Nussey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles L. Nelson and spouse, Cassie L. Nelson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Redmond Lane Subdivision of record in Book 5190, page 553, Register's Office for said County, to which plan reference is here by made for a more complete description.

Being the same property conveyed to Todd W. Nussey and wife, Shannon D. Nussey by deed from Brian M. Street and wife, Vanessa S. Street, dated October 25, 2005 and recorded on November 1, 2005 of record in Doc. No. 20051101-0132025, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190, Page 553, said Register's Office, which Plan shows a 40 foot minimum building setback line from Holt Road and a 2.5 x 15 utility anchor easement located on the northeasterly front corner of said lot and a designated building area and areas designated as No. 1 and No. 2 for sewage soil absorption systems and approximate flood plain area along the rear line and Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10493, page 471, said Register's Office.

This is improved property, known as: 6631 Holt Road, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of December, 2007 .

Todd W. Nussey

Shannon D. Nussey

State of TENNESSEE
County of DAVIDSON

On this 20th day of December, 2007 , before me the undersigned authority, personally appeared **Todd W. Nussey and Shannon D. Nussey** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CRAIG GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $372,500.00

Affiant

Sworn and subscribed before me this 20th day of December, 2007

Notary Public

My Commission Expires: 3-20-2010

DEBORAH R. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.