PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 49117
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/05/08 13:59 2 pgs
Fees:13.00 Taxes:666.00
20080205-0012105

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Shrum Vara Shrum 1059 General George Patton Road Nashville, TN 37221	Countrywide Bank, FSB 3011 Armory Drive, Suite 120 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 142090D13000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce Edward Nelson and Rhonda Sue Laird**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Shrum and spouse, Vara Shrum** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1059 together with the carport designated as 1059-C of River Plantation Section 6, phase 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Velta Nelson, unmarried by deed from Carolyn Beauchamp Gerrand, Trustee U/A/D August 31, 1998, of the Gerrand Revocable Living Trust dated Dec. 11, 2003 and recorded on Dec. 16, 2003 of record in Doc. No. 20031216-0179524 Register's Office for Davidson County, Tennessee. The said Velta Nelson has since died. The Last Will and Testament of Velta Sue Nelson of record in Doc. No. 07P-1502, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Bruce Edward Nelson and Rhonda Sue Laird.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Pages 359 and 360, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5794, page 526, Book 5794, page 539, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1059 General George Patton Road, Nashville, Tennessee 37221

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 29th day of January, 2008.

Bruce Edward Nelson

Rhonda Sue Laird

State of TENNESSEE

County of DAVIDSON

On this 28th day of January, 2008 , before me the undersigned authority, personally appeared Bruce Edward Nelson Rhonda Sue Laird , 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 $180,000.00

Affiant

Sworn and subscribed before me this the 29th day of January, 2008

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-21-09

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds