WARRANTY DEED

B-NFCU-08-620

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip B. Nelson	Navy Federal Credit Union	
215 A 76th Street	(NAME) 31 Inwood Road	
(ADDRESS) Virginia Beach, VA 23451-1914	(ADDRESS) Rocky Hill, CT 06067	131-6-H-77.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY D. LEIGH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP B. NELSON AND WIFE, KATHRYN NELSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 16, VILLAGE OF CHERRY GLEN, PHASE 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 664, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY D. LEIGH, UNMARRIED BY WARRANTY DEED FROM WELLESLEY BUILDERS, L.L.C., A LIMITED LIABILITY COMPANY, RECORDED ON THE 3RD DAY OF MARCH, 2000 IN INSTRUMENT NO. 20000303-0021449, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 664; COVENANTS, CONDITIONS AND RESTRICTIONS OR RECORD IN BOOK 6517, PAGE 522, BOOK 9882, PAGE 739, BOOK 10318, PAGE 92, BOOK 10594, PAGE 695, BOOK 11186, PAGE 932, BOOK 11323, PAGE 247 AND INSTRUMENT NO. 20011206-0134252; BY-LAWS OF RECORD IN INSTRUMENT NOS. 20000204-0011736 AND 20000324-0030195; HOA CHARTER OF RECORD IN BOOK 9983, PAGE 930; EASEMENT FOR PUBLIC UTILITY AND DRAINAGE OF RECORD IN BOOK 6900, PAGE 55; EASEMENT OF RECORD IN BOOK 8919, PAGE 779; EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20080618-0062794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 620 Cherry Glen Circle, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/26/08 09:45 2 pgs
Fees:13.00 Taxes:1528.10

20081126-0115730

Witness my/our hand(s) this 21st day of November, 2008.

Mary D. Leigh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary D. Leigh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2008.

Notary Public

My Commission Expires: 9/3/12

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903