RETURN TO: 1100 KERMIT DR.
SUITE 204
NASHVILLE, TN 37217

STATE OF TENNESSEE )
COUNTY OF Davidson )

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $575,000.00.

AFFIANT

Sworn to and subscribed before me this 4th day of March, 2009.

NOTARY PUBLIC My commission expires:_____

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Map & Parcel No. 15812000100

Address of New Owner:
Jeffrey A & Susan. B Van Dyke
1727 Kingsbury Drive
Nashville, TN 37215

Send Tax Notices To:
Same.

# WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, EARL NELSON, an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFFREY A. VAN DYKE and SUSAN B. VAN DYKE, husband and wife, hereinafter referred to as Grantees, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

**This is improved property, known as 1727 Kingsbury Drive, Nashville, TN 37215.**

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 4175, pages 19-20, in the Register's Office for Davidson County, Tennessee; to easements of record at Book 7557, page 785, in said register's office; and to the 2009 Davdison County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said EARL NELSON has hereunto set his signature, on this, the 4th day of March, 2009.

EARL NELSON

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EARL NELSON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 4th day of March, 2009.

My commission expires: _____ NOTARY PUBLIC

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

**This Instrument Prepared By:**

J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

**When Recorded Return to:**

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 03/06/09 09:47 2 pgs
Fees:13.00 Taxes:2127.50

20090306-0020133

Exhibit "A": Legal Description.
Earl Nelson.

Land in Davidson County, Tennessee, Being Lot No. 549 on the Plan of Hillsboro Park, Section 13, as of record in Plat Book 4175, pages 19 and 20, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Earl Nelson by Quitclaim Deed from Tatjana Nelson, dated November 21, 2006, recorded December 5, 2006, of record in Instrument No. 200612050149787, Register's Office of Davidson County, Tennessee. Also acquired by record in Instrument No. 200509020105442 & 200610270133831, Register's Office of Davidson County, Tennessee.

