This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120084715 DEEDWARR
Recvd: 11/06/12 09:26 4 pgs
Fees:23.00 Taxes:802.90
20121106-0102210

ADDRESS NEW OWNER:
James E. Bishop
4028C Woodmont Blvd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
James E. Bishop
1616 Georgetown Lane
Murfreesboro, TN 37129

MORTGAGEE:

MAP	**116-8-0**
GROUP	**I**
PARCEL	**4CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James E. Bishop and Melanie W. Bishop, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto and incorporated herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **4028C Woodmont Blvd., Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS our hands this the 1st day of November, 2012.

Oscar Tivis Nelson, Jr. by R. Francene Kavin, atty in fact

Oscar Tivis Nelson, Jr., by R. Francene Kavin, Attorney in Fact

Patricia O'Connor Nelson by R. Francene Kavin, atty in fact

Patricia O'Connor Nelson, by R. Francene Kavin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, R. Francene Kavin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson, the bargainors, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the names of Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson, as their free act and deed.

WITNESS my hand and official seal this 1st day of November, 2012.

M L Hickernell

M. L. Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 8/19/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $217,000.00.

James E Keathley

AFFIANT

Subscribed and sworn to before me on this 2nd day of November, 2012.

Mary Fugitt

NOTARY PUBLIC

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 10-18-15

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4 on the plan of Gania Clayton Condominiums created under Title 66, Chapter 27, Sections 101 et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5419, page 648, as amended in Book 7304, page 882, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of the Gania Clayton Condominiums shown as Exhibit A to the Master Deed of record in Book 5419, page 648, as amended in Book 7304, page 882, said Register's Office, for a more complete identification and description of said Unit. Said Unit is located on a portion of Lot Nos. 1 and 2 on the plan of the resubdivision of Lot No. 115 of Kenner Manor, of record in Book 4955, page 1, said Register's Office.

Being the same property conveyed to Oscar Tivis Nelson, Jr., married by deed from Virginia White Crenshaw Tanner, Executrix of the Estate of Eleanor Dyer Crenshaw, of record in Instrument no. 20000707-0067765, said Register's Office.