TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Oscar T. Nelson & wife, Dorothy D. Nelson 625 Vanoke Drive (STREET ADDRESS OR ROUTE NUMBER) Madison Tennessee (CITY) (P. O. ZONE) (STATE)	First Federal Savings (NAME) Union at Fourth (STREET ADDRESS) Nashville, Tennessee (CITY) (ZONE) (STATE)	11D-76957 BOOK 3787 PAGE 475

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100----------DOLLARS
cash in hand paid by Oscar T. Nelson and wife, Dorothy D. Nelson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
M. C. Davis and wife, Mary E. Davis

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hedgewood Hills, Section I, as of record in Book 2900, page 135, Register's Office for said County.

Said lot fronts 215 feet on the westerly side of Vanoke Drive as measured around a curve and runs back 197.03 feet on the northerly line and 310 feet on the southerly line to a dead line in the rear on which it measures 164.3 feet.

Being the same property conveyed to M. C. Davis and wife, Mary E. Davis, by deed from Leonard Davidson, et al, as of record in Book 3569, page 15, said Register's Office.

This conveyance is made subject to restrictive covenants, easements and setback lines applicable to said property and taxes for the year 1964 which have been pro-rated and assumed by the purchasers.

This is unimproved ( ) improved (X) property, known as 625 Vanoke Drive, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

Whenever 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 6th day of July

M. C. Davis

Mary E. Davis

STATE TAX $ 2.75
PROBATE 50
TOTAL $ 2.75

JUL 6 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named M. C. Davis and wife, Mary E. Davis the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6 day of July, 1964

PAID JUL 7 CC 1964

Commission expires ---------- Notary Public ----------

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
M. C. DAVIS and wife,
MARY E. DAVIS
TO
OSCAR T. NELSON and wife,
DOROTHY D. NELSON

REGISTER STAMP BELOW

40661

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 7 3 22 PM '64

NOTED IN BK 109 PAGE 45
RECORDING FEE $ 2.00
DEP. REG. ---

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
ESSEE TITLE CO
SHVILLE, TENNI
Zone Office
'YERS TITLE INSUR
CORPORATION

Please mail to: Mr. Oscar T. Nelson, Post Office Box 201, Madison, Tenn.

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