This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4138 PAGE 402

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Ray Nelson	- Same -	Map 42-7
(NAME:)	(NAME:)	Par. 54
706 North Graycroft		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Douglas W. Cotton and wife, Pauline Cotton,

have bargained and sold, and by these presents do transfer and convey unto the said Billy Ray Nelson and wife, Kathleen Nelson,

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 the southerly 115 feet of Lot No. 18 on the Map of Section I, Morning View Subdivision, as of record in Book 2133, page 95, Register's Office for said County.

Said part of Lot No. 18 fronts 115 feet on the easterly side of Graycroft Avenue and runs back between lines 341.75 feet on the southerly side and 342 feet, more or less, on the northerly side to a dead line in the rear, on which it measures 115 feet.

Being the same real property conveyed to Douglas W. Cotton and wife, Pauline Cotton, by deed from Donald G. Hall and wife, of record in Book 4043, page 508, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 706 North Graycroft Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy Ray Nelson and wife, Kathleen Nelson, their *heirs and assigns, forever.*

And we *do covenant with the said* Billy Ray Nelson and wife, Kathleen Nelson, *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.*

And we, Douglas W. Cotton and wife, Pauline Cotton, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy Ray Nelson and wife, Kathleen Nelson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas W. Cotton

Pauline Cotton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas W. Cotton and wife, Pauline Cotton, the within named bargainor S, 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 29th day of May, 1967.

Mrs E. L. Hoskins
Notary Public

Commission expires Expires May 7, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of....., 19.....

.....Notary Public

Commission expires.....

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
220 TWO DOLLARS TWENTY CENTS

PAID JUN 6 1967

R. E. MORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 2.20
PROBATE .50
TOTAL $ 2.70

JUN 6 1967

WARRANTY DEED

FROM
DOUGLAS W. COTTON et ux

TO
BILLY RAY NELSON et ux

$18,531.51

74423

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 6 10 14 AM '67
NOTED: BOOK 116 PAGE 540
RECORDING FEE 2.50
DEP. REG. 2

Compliments of
ADDUX Realty & Construction Corp.
4703 GALLATIN ROAD
Nashville, Tennessee
262-5745
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Mail to Buell R. Nelson - 706 Hickory Trail, Madison, Tenn.