This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4212 PAGE 751

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I. Armistead Nelson (NAME)	Same (NAME)	Map. 130-16
5400 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 59
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by I. Armistead Nelson and wife, Sara H. Nelson, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, I. Armistead Nelson and wife, Sara H. Nelson, of the unpaid principal balance of one note in the original amount of $19,800.00, secured by a deed of trust to Robert P. McCampbell, Trustee, dated July 22, 1963, filed July 23, 1963, and recorded in book 3621, page 631, Register's Office for Davidson County, Tennessee, re-recorded December 20, 1963 in Book 3688, page 585, Register's Office for Davidson County, Tennessee.

We, John L. Rose and wife, Henrietta F. Rose,

have bargained and sold, and by these presents do transfer and convey unto the said I. Armistead Nelson and wife, Sara H. 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 westerly part of Lot No. 51, on the map of Stanford and Criswell's Revised Westwood Subdivision, as of record in book 974, page 14, Register's Office for said County.

Said part of Lot No. 51 fronts 288 feet on the easterly side of the Hillsboro Road and runs back 480 feet on the northerly line and 454 feet on the southerly line to the westerly line of the property conveyed to Walter Stokes and wife, by deed of record in book 1027, page 387, said Register's Office, and measures 287 feet, more or less, thereon.

Being the same property conveyed to John L. Rose and wife, Henrietta F. Rose, by deed from Jane Carter Lackey, of record in book 3538, page 477, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $34,750.00

J. Armistead Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF FEBRUARY 1968

MY COMMISSION EXPIRES: 5-18-68 (AFFIX SEAL)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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 I. Armistead Nelson and wife, Sara H. Nelson ..... their *heirs and assigns, forever.*

And we *do covenant with the said* I. Armistead Nelson and wife, Sara H. 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.*, except as stated herein and the 1968 taxes which have been prorated and will be paid by grantees when due and payable.

And we, John L. Rose and wife, Henrietta F. Rose, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* I. Armistead Nelson and wife, Sara H. Nelson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 15th *day of* February, *1968*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John L. Rose
John L. Rose

X Henrietta F. Rose
Henrietta F. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly Womble, *a Notary Public in and for said County and State, the within named*

John L. Rose and wife, Henrietta F. Rose

the 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* 15th *day of* February, *19* 68.

Beverly Womble, *Notary Public.*

Commission Expires 5/18/68.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 4212 PAGE 754

STATE TAX $ 90.22
PROBATE .50
TOTAL $ 90.72

FEB 19 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN

WARRANTY DEED

FROM

John L. Rose, et ux

TO

I. Armistead Nelson, et ux

06197

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 19 10 20 AM '68

NOTE: BOOK 118 PAGE 284
RECORDING FEE $ 6.00
DEP. REG. R

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.