PREPARED BY W. E. HIGGINS, ATTORNEY, PO BOX 7661, Nashville, Tn 37209

WARRANTY DEED BOOK 4305 PAGE 287

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS M. WALL etux	MURPHREE MORTGAGE C O.	Map. 90-15
(NAME)	(NAME)	Par. 69
405 Basswood Drive	226 3rd Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37209	Nashville, Tn 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND TWO HUNDRED EIGHTY-EIGHT and no/100 ($18,288.00) ---------- *Dollars,* of which $2,500.00 has been paid in cash, and for the remainder, Thomas M. Wall and wife, Mitzi Wall, assume and agree to pay the balance of $15,788.00 of an original indebtedness secured by deed of trust executed by David V. Nelson and wife, Patricia H. Nelson to Richard E. Corn, Trustee, dated December 21, 1966, and recorded in book 4089, page 967, Register's Office for Davidson County, Tennessee,

we, David V. Nelson and wife, Patricia H. Nelson

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas M. Wall and wife, Mitzi Wall,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 446 on the Map of Charlotte Park, Section VI, of record in Book 2900, page 7, Register's Office for said County, as follows.

Said Lot No. 446 fronts 70.2 feet on the Southwesterly side of Basswood Avenue and extends back 199 feet on the northwesterly line and 119 feet on the southeasterly line to a broken line in the rear on which it measures 135.2 feet thereon.

Being the same property conveyed to David V. Nelson and wife, Patricia H. Nelson by deed from Garland G. Neill and wife, Helen Sue Neill, of record in book 4089, page 963, Register's Office for said County.

This conveyance is made subject to all restrictive covenants and easements that are applicable to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,288.00

Subscribed and sworn to before me, this the 27th day of January 19 69

Affiant

My commission expires: 1/23/72 (Affix Seal)

Notary Public

This is [ ] unimproved [x] improved property, known as 405 Basswood Avenue, Nashville, Tn 37209 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas M. Wall and wife, Mitzi Wall,

their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas M. Wall and wife, Mitzi Wall their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 27th day of January, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David V. Nelson

Patricia H. Nelson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William E. Higgins, *a Notary Public in and for said County and State,* David V. Nelson and wife, Patricia H. Nelson

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* 27th *day of* January, *19* 69

Willia E Higgins, *Notary Public*

Commission expires 1/23/72

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 .....

JW 28 CONV 18,280.00
JW 28 S'TAX A* 47.58
JW 28 PR'FEE A* .50
JW 28 W'DEED A* 3.00 * 51.08

WARRANTY DEED

FROM
DAVID V. NELSON etux

TO
THOMAS M. WALL etux

A 28330

IDENTIF. REFERENCE

JAN 28 1 17 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE