BOOK 4401 PAGE 174 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,950.00

James Lewis Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1970.

Linda B. Gotto
Notary Public

MY COMMISSION EXPIRES: April 23, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lewis Nelson, et ux (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	Map 59-11
3857 Augusta Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par. 94
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Pd

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hillsboro Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Lewis Nelson and wife, Alberta P. Nelson

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:

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

SAID Lot No. 465 fronts 69.00 feet on the northwesterly side of Augusta Drive and extends back 112.4 feet on the southwesterly line and 127.5 feet on the northeasterly line, to a dead line in the rear, measuring 70.6 feet thereon.

BEING partof the same property conveyed to Hillsboro Homes, Inc., by deed from Lineberger Development Co., of record in Book 4354, page 831, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3857 Augusta Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. 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.

In witness whereof, Hillsboro Homes, Inc., has caused this instrument to be executed by its duly authorized officers, this 27th day of February, 1970.

ATTEST:

BY: Bernard Sanderson
Bernard Sanderson, Vice President

HILLSBORO HOMES, INC.

BY: Alfred Hersh
Alfred Hersh, Sec.-Treas.

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alfred Hersh and Bernard Sanderson with whom I am personally acquainted and who upon (~~this oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Secretary Treasurer and Vice President respectively of the Hillsboro Homes, Inc. the within named bargainor, a corporation, and that (~~he~~ they) as such Secretary Treasurer and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alfred Hersh as such Secretary Treasurer, and attesting the same by the said Bernard Sanderson as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of February, 19 70

My commission expires April 23, 1972

Linda L. Carter
Notary Public

LINDA L. CARTER NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

HILLSBORO HOMES, INC.

TO

JAMES LEWIS NELSON AND WIFE,

ALBERTA P. NELSON

A 70093

IDENTIF. REFERENCE

MAR 3 3 23 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

3857 Charlotte Pike
Nashville, Tenn.

MAR-30	CONV	19,950.00			
MAR-30	S'TAX		A*	51.74	
MAR-30	PB'FEE		A*	.50	
MAR-30	W'DEED		A*	3.00	* 55.24