TOM G. C[illegible]
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 1970

Notary Public

MY COMMISSION EXPIRES May 2 1971

(AFFIX SEAL)

DAVIDSON COUNTY

BOOK 4456 PAGE 323

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Jean B. Nelms (NAME)	Prudential Insurance Company of America (NAME)	Map 135-1
1712 Southwind Drive (STREET ADDRESS OR ROUTE NUMBER)	10 Bridge St (STREET ADDRESS)	Par 41
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nash Tenn (CITY) (STATE) (ZIP)	

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, Kenneth M. Allen and wife, Delores M. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Jean B. Nelms

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. 170 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, said Register's Office.

Said Lot No. 170 fronts 71 feet on the northerly side of Southwind Drive and extends back between parallel lines 178 feet to a dead line.

Being the same property conveyed to Kenneth M. Allen and wife, Delores M. Allen, by deed from Marvin B. Pugh and wife, Donna Faye Pugh, as of record in Book 4380, Page 498, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities and drainage along rear line of premises, anchor easement at southeast corner of premises, 30-foot building setback line from Southwind Drive, and conditions of owner's certificate, as shown on Plan of record in Book 3300, Pages 64 and 65, Register's Office for said County; and to restrictive covenants in Book 3440, Page 120, as amended by instrument of record in Book 3436, Page 43, said Register's Office, and to all applicable Metropolitan Government planning and zoning regulations.

It is agreed and understood that the above named grantee assume and agree to pay the remaining unpaid principal balance of a first mortgage of record in Book 3539, Page 415, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1712 Southwind Drive, Nashville, Tennessee
(House Number) (Street) (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.

Witness OUR hand S this 26 day of June, 1970

Kenneth M. Allen

Delores M. Allen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. P. Bennett, a Notary Public in and for said County and State, the within named Kenneth M. Allen and wife, Delores M. Allen

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 26 day of June 1970

Commission expires May 2 1971

W. P. Bennett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

NOV-2° CONV $30000.00
NOV-2° S'TAX A* 41.60
NOV-2° RFEE A* .50
NOV-2° MDEED A* 3.00 * 45.10

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Kenneth M. Allen, etux

TO
Nancy Jean B. Nelms

A 94978

IDENTIF. REFERENCE

NOV 2 3 05 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Berger
311 Benevolent Life
Nashville Tenn