BOOK 4542 PAGE 276 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,700.00

Carl Nelms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 19 71

June D McKinney
Notary Public

MY COMMISSION EXPIRES: Oct 25 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Nelms (NAME)	Murphree Mortgage Company (NAME)	8D 08783
6613 Beacon Lane (STREET ADDRESS OR ROUTE NUMBER)	24th Floor L & C Tower (STREET ADDRESS)	Map 102 7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 58

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, I, JEAN LADD TAWATER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL NELMS and wife, BETTY ANN 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 Number 100 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

SAID Lot No. 100 fronts 75 feet along the southeasterly margin of Beacon Lane, and extends back between parallel lines, measuring 150 feet, to a line in the rear on which it measures 75 feet.

BEING the same property conveyed to Jean Ladd Tawater, also known as Jean L. Tawater, by deed to her and her former husband, Clarence A. Tawater from Todd & Sheets, a partnership composed of G. H. Todd and H. B. Sheets, of record in Book 4204, page 15, Register's Office for Davidson County, Tennessee, the interest of said former husband, Clarence Allen Tawater having been divested from him and vested in the said Jean Ladd Tawater by divorce decree of the Probate Court for said County and State, Case No. 59197, entered in Minute Book 18-C, page 1102, in the Clerk's Office for said Court.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Murphree Mortgage Company of record in Book 4204, page 17, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 6613 Beacon Lane, 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 my hand this 4th day of October, 1971

Jean Ladd Tawater
Jean Ladd Tawater

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Ladd Tawater

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of ~~September~~ Oct. 1971

Commission expires Oct. 28, 1974

June D. McKinney
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM JEAN LADD TAWATER, unmarried

TO CARL NELMS ET UX

B 33035

IDENTIF. REFERENCE

OCT 5 9 09 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-5[illegible]	CONV	20,700.00			
OCT-5[illegible]	S'TAX		A*	53.82	
OCT-5[illegible]	PR'FEE		A*	.50	
OCT-5[illegible]	W'DEED		A*	4.00	* 58.32