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Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 1971.

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Drueke (NAME)	Mortgage Associates, Inc. (NAME)	Map 104-1
3811 Lookout Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Par 15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	11W-85020

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, Carl D. Nelms et ux Betty Ann Nelms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Drueke

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. 40 on the Plan of Second Revised Valley View Subdivision, Section One, as of record in Book 2331, Page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 57 feet on the southerly side of Lookout Drive and extends back between lines 104.12 feet on the westerly side and 105.55 feet on the easterly side to a dead line in the rear on which it measures 57 feet.

BEING the same property conveyed to Carl D. Nelms et ux Betty Ann Nelms by deed from Valley View Homes, Incorporated, as of record in Book 2637, Page 613, Register's Office for said County.

THIS conveyance is subject to restrictions as of record in Book 2446, Page 146, aforesaid Register's Office.

This is { unimproved / improved } property, known as 3811 Lookout 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 th 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 23rd day of November, , 19 71.

Carl D. Nelms

Betty Ann Nelms

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Carl D. Nelms et ux Betty Ann Nelms

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 23rd day of November, 19 71.

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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

CARL D. NELMS ET UX

TO

BETTY ANN NELMS,

JOHN S. DRUEKE.

B 39084

IDENTIF. REFERENCE

Nov 24 12 10 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV24'71	CONV	14,000.00		
NOV24'71 STAMP			A* 36.40	
NOV24'71 PEFEE			A* .50	
NOV24'71	MTGREED		A* 4.00	* 40.90

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219