BOOK 4688 PAGE 36

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building; Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce Leonard Nelson et ux.	Same	
(NAME) 605 Frankfort Drive	(NAME)	75-4 102
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred Sixty-Eight and no/100----------($32,568.00)---------- *Dollars,*

cash in hand paid by Bruce Leonard Nelson and wife, Jane C. Nelson, the receipt of which is hereby acknowledged,

David Faircloth and wife, Katherine Faircloth, partners, d/b/a Hardin Construction Company

have this day bargained and sold, and do hereby transfer and convey unto the said Bruce Leonard Nelson and wife, Jane C. Nelson, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land being Lot No. 336 on the plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for said County.

Said Lot No. 336 fronts 110 feet on the easterly side of Frankfort Drive and extends back 115.06 feet on the northerly line and 158.62 feet on the southerly line to a dead line measuring 76.32 feet thereon.

Being part of the property conveyed to Hardin Construction Company by deed from Miller Kimbrough, Trustee, of record in Book 4588, page 446, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,568.00

Subscribed and sworn to before me, this the 9th day of March 19 73

Affiant Bruce Leonard Nelson

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Emery

This is improved (X) unimproved ( ) property, known as 605 Frankfort Drive, Nashville, Tennessee (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 Bruce Leonard Nelson and wife, Jane C. Nelson, 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.,* except taxes for 1973 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bruce Leonard Nelson and wife, Jane C. Nelson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 9th day of March, 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David Faircloth
DAVID FAIRCLOTH

Katherine Faircloth
KATHERINE FAIRCLOTH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsey, a Notary Public in and for said County and State, David Faircloth and wife, Katherine Faircloth, partners d/b/a Hardin Construction Company

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 9th day of March, 19 73

Commission expires 4/25/76 Mary Emsey Notary Public

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.....

MAR 12 CONV 32,568.00
MAR 12 S'TAX A* 84.76
MAR 12 PR'FEE A* .50
MAR 12 W'DEED A* 4.00 * 89.26

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 1/9023

WARRANTY DEED

FROM
David Faircloth et ux.

TO
Bruce Leonard Nelson et ux.

397828

IDENTIF. REFERENCE

MAR 12 10 55 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE