BOOK 4863 PAGE 479

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry L. Nelson, Jr., et ux (NAME)	Lovell & Malone, Inc. (NAME)	Map 103-12
253 Cherokee Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Parcel 3
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	26W-04585

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by Harry L. Nelson, Jr. and wife, Ruth B. Nelson, herein to pay the principal balance now due, plus future interest on a certain note in the original principal amount of $12,400.00 payable to Lovell & Malone, Inc., in monthly installments of $111.00 bearing interest at the rate of 5.75%, said note being secured by a deed of trust of record in Book 2763, page 245, Register's Office for Davidson County, Tennessee

Ladye W. Morrow and Clyde N. Morrow
have this day bargained and sold, and do hereby transfer and convey unto the said
Harry L. Nelson, Jr. and wife, Ruth B. Nelson
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 41 and the northerly 20 feet of Lot No. 40 of Block "L" on the Plan of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 41 and the northerly 20 feet of Lot No. 40 front together 80 feet on the westerly side of Cherokee Road and run back 154.84 feet on the northerly line and 152 feet more or less, on the southerly line, to a dead line and measures 80.03 feet thereon.

Being the same property conveyed to Ladye W. Morrow and Clyde N. Morrow, by deed from Leon B. Davidson, Jr. and wife, Maude W. Davidson, as of record in Book 3069, page 235, Register's Office for said county.

This conveyance subject to the following:
1. 1974 taxes to be prorated as of date of deed.
2. The plan of record in Book 843, pages 2 and 3, showing a 35-foot building setback line from Cherokee Road.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 18th day of October 19 74

Affiant Harry L. Nelson, Jr.

My commission expires: 3-9-77 (Affix Seal)

Notary Public Estes E. Lynch

This is improved ( ) unimproved (XX) property, known as 253 Cherokee Road, Nashville, Tennessee 37205
(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
Harry L. Nelson, Jr. and wife, Ruth B. 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 as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry L. Nelson, Jr. and wife, Ruth B. Nelson, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18th *day of* October *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ladye W. Morrow
Ladye W. Morrow

Clyde N. Morrow
Clyde N. Morrow

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ladye W. Morrow and Clyde N. Morrow

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 18th day of October, 19 74

Peter E Lynch
Notary Public

Commission expires 3-9-77

NOTARY PUBLIC DAVIDSON COUNTY, TENN. PETER E. LYNCH

This instrument was prepared by:
John P. Branham
HOWELL & FISHER, Attorneys, 401 Court Square Building, Nashville, Tennessee 37201

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 3-9-1977

OCT 24 74	CONV	30,000.00				
OCT 24 74	S'TAX		A*	78.00		
OCT 24 74	PR'FEE		A*	.50		
OCT 24 74	W'DEED		A*	4.00	*	82.50

WARRANTY DEED

FROM
Ladye N. Morrow, et al

TO
Harry L. Nelson, Jr., et al

C 76030

IDENTIF. REFERENCE

OCT 24 3 42 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238