This Instrument prepared by:
J. Vaulx Crockett, Attorney
Nashville City Bank & Trust Bldg.
Nashville, Tennessee

BOOK 4931 PAGE 274

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John D. Nelson et ux.	Thomas & Hill, Inc.	150-5-227
(NAME) 405 Safford View Drive	(NAME) P. O. Box 1833	20-59273
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn. 37013	(STREET ADDRESS) Charleston, West Va. 25327	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars,

and other good and valuable considerations including grantees' agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated 8 March, 1973, to James A. Green and Edward Seddon, Trustees, for Thomas & Hill, Inc., of record in Book 4688, page 11, Register's Office for Davidson County, Tennessee, in the original principal amount of $32,300.00

We, Carl G. Loy and wife, Meral K. Loy

have this day bargained and sold, and do hereby transfer and convey unto the said John D. Nelson and wife, Annie C. Nelson, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 248 on the Plan of Cherry Hils, Section 5, of record in Book 4300, page 156, Register's Office for Davidson County, Tennessee.

SAID Lot No. 248 fronts 79 feet onthe westerly margin of Safford View Drive and 128.57 feet on the southerly margin and 129.84 feet on the northerly margin to a dead line in the rear which measures 79.01 feet thereon.

BEING the same property conveyed to Carl G. Loy and wife, Meral K. Loy by deed from Royal Enterprises, a partnership and Judy Killets of record in Book 4816, page 118, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantees the funds held in escrow by Thomas & Hill, Inc., and do hereby authorize Thomas & Hill, Inc. to transfer the existing insurance on the premises to Grantees.

This conveyance is subject to restrictive covenants contained in an instrument of record in Book 4579, page 841, 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 $ 38,100.00

Subscribed and sworn to before me, this the 10th day of July 1975

Affiant

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

Notary Public

This is improved (X) property, known as 405 Safford View Drive, Antioch, Tenn. 37013
(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 grantees, their (successors), heirs and assigns forever. We covenant that grantees 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 aforesaid and by 1975 taxes which are assumed by grantees. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 9th day of July, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carl G. Loy

Meral K. Loy

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas D. Mosier, a Notary Public in and for said County and State, Carl G. Loy and wife, Meral K. Loy

the within named bargainors, 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 7th day of July, 19 75.

Thomas D. Mosier
Notary Public

Commission expires 5/5/76

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.....

JUL 11 75 CONV 38,100.00
JUL 11 75 S'TAX A* 99.06
JUL 11 75 PR'FEE A* .50
JUL 11 75 W'DEED A* 4.00 * 103.56

WARRANTY DEED

FROM
Carl G. Loy et ux.

TO
John D. Nelson et ux.

D 0 6 4 7 5

IDENTIF. REFERENCE

JUL 11 12 15 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-1631
NASHVILLE TENNESSEE 37238