This instrument was prepared by James P. Leamond, Attorney at Law,
320 Gallatin Road Madison, Tenn. 37115

WARRANTY DEED

BOOK 4944 PAGE 255

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Lee Nelson and wife, (NAME)	Mortgage Associates, Inc. (NAME)	11 D 56125
346 Thelma Street (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	43-9
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	303

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by the said Grantee, hereinafter named and other good and valuable considerations, the receipt of which hereby acknowledged,

We, Theodore M. Binkley and wife, Era B. Binkley, herein called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael Lee Nelson and wife, Jacqueline H. Nelson, herein called the Grantees

~~XXXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Tracts 4 and 5, Block "M" of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Tracts 4 and 5 adjoin and front 25 feet each on the easterly side of Thelma Street and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Theodore M. Binkley and wife, Era B. Binkley, by deed from M. C. Davis and wife, Mary E. Davis, of record in Book 4336, page 964, Register's Office for Davidson County, Tennessee.

JOHN V. ADAMS ★ NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,950.20

Subscribed and sworn to before me, this the 15TH day of AUGUST 19 75

Affiant Michael Lee Nelson

My commission expires: 5-1-76 (Affix Seal)

Notary Public John V. Adams

This is unimproved ( ) improved ( ) property, known as 346 Thelma Street (House Number) (Street) Madison, Tennessee 37115 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 ~~XXXXXXXX~~ *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 those stated herein.

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 ~~XXXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness Our *hand* s *this* 15 *day of* August, 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.*

Theodore M. Binkley (Theodore M. Binkley)

Era B. Binkley (Era B. Binkley)

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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,* Theodore M. Binkley and wife, Era B. Binkley

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* 15th *day of* August, *19* 75.

Commission expires 5-1-76

Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 ...

AUG 21 75 CONV 14,950.00
AUG 21 75 S'TAX A* 38.74
AUG 21 75 PR'FEE A* .50
AUG 21 75 W'DEED A* 4.00 * 43.24

WARRANTY DEED

FROM

Theodore M. Binkley and wife,

TO

Michael Lee Nelson and wife

D I 2 3 3 9

IDENTIF. REFERENCE

Aug 21 3 45 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS