This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tn.

BOOK 5011 PAGE 502

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William S. Raby	The Lomas and Nettleton Company	Map 118-7
(NAME)	(NAME)	
2805 Columbine Place	P. O. Box 964	Parcel 168
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by William S. Raby, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Finis L. Nelson and wife, Gertrude Guffy Nelson

have this day bargained and sold, and do hereby transfer and convey unto the said William S. Raby

his (~~XXXXX~~), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 20 of Block "D" on the Plan of Berry Hill Gardens Subdivision, as of record in book 1130, page 36, Register's Office for said County.

Said lot No. 20 fronts 75 feet on the easterly side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Finis L. Nelson and wife, Gertrude Guffy Nelson, by deed from James Harold Johnson and wife, Lella May Johnson, of record in book 1338, page 405, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, building set-back lines, and conditions of owner's certificate, as shown on plan of record in book 1130, page 36, 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 $ 17,100.00

Subscribed and sworn to before me, this the 26 day of March 19 76

Affiant Finis L. Nelson

My commission expires: 6/22/77 (Affix Seal)

Notary Public

TAX SCOTT * PUBLIC

This is improved (X) property, known as 2805 Columbine Place, 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 William S. Raby his (~~XXXXX~~), *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 for 1976 taxes, which are prorated and assumed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William S. Raby his (~~XXXXX~~)*heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 26th *day of* March, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Finis L. Nelson

Gertrude Guffy Nelson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Madiesyn O a Notary Public in and for said County and State, Finis L. Nelson and wife, Gertrude Guffy Nelson

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 26th day of March, 19 76

Commission expires June 26, 1978 Juana H. Tapscott Notary Public

JUANA W. TAPSCOTT NOTARY PUBLIC DAVIDSON COUNTY

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.....

APR-2 76 CONV 17,100.00
APR-2 76 S'TAX B* 44.46
APR-2 76 PR'FEE B* .50
APR-2 76 W'DEED B* 4.00 * 48.96

WARRANTY DEED

FROM
Finis L. Nelson et ux

TO
William S. Raby

D 42881

IDENTIF. REFERENCE

APR 2 10 12 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

File Box 4

Compliments of

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