FORM NO. WD-1

BOOK 5101 PAGE 872

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1976

Notary Public

MY COMMISSION EXPIRES: 4-11-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Nelms. et ux (NAME)	New Owner (NAME)	map 133-6
311 Boxwood Dr (STREET ADDRESS OR ROUTE NUMBER)	311 Boxwood Dr. (STREET ADDRESS)	Par 85
Nash. Tenn (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37217 (CITY) (STATE) (ZIP)	6DA-56080

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. Howell Gleaves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Nelms and wife, Nancy Nelms

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 31 on the Map of D. M. Mincy's Addition to Flatrock as of record in Book 547, Page 24, Register's Office, Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the easterly side of Sanford Avenue and extends back 177.25 feet on the northerly line and 177 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to W. Howell Gleaves, a one-fifth undivided interest as a devisee under the Will of Lillie Snow Gleaves in Will Book 111, Page 160, County Court Clerk for Davidson County, Tennessee, and by deed from Katherine Gleaves Simpson, one-fifth interest, Roy Lee Gleaves, one-fifth interest, Betty Gleaves Stamper, one-fifth interest, and Raymond E. Gleaves, one-fifth interest, of record in Book 4943, Page 366, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This instrument was prepared based upon information furnished by agent.

This is { unimproved ( ) / improved ( ) } property, known as 3520 (House Number) Sanford Avenue, (Street) Nashville. Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of Nov, 1976

W. Howell Gleaves

STATE OF TENNESSEE
Davidson County

BOOK 5101 PAGE 873

Personally appeared before me, M. P. Lovett, a Notary Public in and for said County and State, the within named W. Howell Gleaves

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1 day of Dec. 1976

Commission expires Apr 12 1979

M. P. Lovett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
W. Howell Gleaves

TO
Kenneth Nelms, et ux

D 8337 I

IDENTIF. REFERENCE

DEC 30 2 09 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC30'76	CONV	10,000.00			
DEC30'76	S'TAX		B*	26.00	
DEC30'76	PR'FEE		B*	.50	
DEC30'76	W'DEED		B*	4.00	* 30.50