BOOK 5261 PAGE 635

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 1978.

Notary Public

MY COMMISSION EXPIRES: 2-3-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger F. Pearson (NAME)	Exchange Bond & Mortgage Corporation (NAME)	27W-23185
1312 Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #205 (STREET ADDRESS)	83-1
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	317

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, Gary L. Nelson et ux Janice E. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger F. Pearson and James F. Peak

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. 3 on the Plan of Grissim and Blackman's Subdivision of Lots 2, 3, and 4 in Greenway Subdivision, of record in Plat Book 974, Page 12, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Gary L. Nelson and wife, Janice E. Nelson by deed from the Administrator of Veterans Affairs, of record in Book 4920, Page 685, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 1312 Greenwood Avenue Nashville, TN 37206
(House Number) (Street) (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 our hand s this 8TH day of MARCH, 19 78

Gary L. Nelson Gary L Nelson

Janice E. Nelson Janice E Nelson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Nelson et ux Janice E. Nelson

the bargainor, 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 8TH day of MARCH 1978

Commission expires 1/29/79

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

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WARRANTY DEED

FROM Gary L. Nielson

TO Ginger F. Pearson

IDENTIF. REFERENCE

MAR 13 12 07 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Del Book #15

MAR 13 '78	CONV	30,000.00				
MAR 13 '78	S'TAX		B*	78.00		
MAR 13 '78	PR'FEE		B*	.50		
MAR 13 '78	W'DEED		B*	4.00	*	82.50