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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,666.78

Maston A. Nelson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th. DAY OF October, 1979

Notary Public

MY COMMISSION EXPIRES: 10-17-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, 20TH. FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maston A. Nelson, Jr. (NAME)	Roberts Realtors (NAME)	105-4
504 Clearwater Estates (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	261
Mt. Juliet, TN. 37122 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, EDWARD L. NIEBRUEGGE, AND WIFE, SHERRY L. NIEBRUEGGE BRYANT E. LANDIS AND WIFE, HESTER C. LANDIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MASTON A NELSON, Jr.

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 Parts of Lots No. 16 and 17 in the Subdivision of the Old Fair Ground Property, a plan of which is of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, and being Lot 34 in Rain's Subdivision plan, not of record, described as follows:

BEGINNING on the easterly margin of East Hill Street at a point 95 feet northerly from the northerly margin of North Hill Street, at the corner of Lots 35 and 35; thence with the easterly margin of said East Hill Street, northerly 66.4 feet to an alley; thence with the southerly margin of said alley, easterly 191.3 feet to the westerly margin of an alley; thence with said last anmed alley, southerly 65.85 feet to the corner of said lots 34 and 35; thence westwardly with the line between said lots 182.86 feet to the beginning.

BEING the same property conveyed to Edward L. Niebruegge and wife, Sherry L. Niebruegge and Bryant E. Landis and wife, Hester C. Landis, of record in Book 5435, page 42, said Register Office, by Deed from Mary Zimmerman, Trustee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a deed of trust to David H. Austin, Trustee, of record in Book 5231, page 276, said Register's Office, and also that the deed of trust is hereby transferred to the said Grantees.

This is ( ) unimproved (X) improved property, known as 1216 Lewis Street (House Number) (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 our hand S this 26th. day of October, 19 79

Edward L. Niebruegge
Edward L. Niebruegge

Sherry L. Niebruegge
Sherry L. Niebruegge

Bryant E. Landis

Hester C. Landis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Niebruegge and wife, Sherry L. Niebruegge and Bryante E. Landis and wife, Hester C. Landis

the 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 October 19 79

Commission expires 11/17/82

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

EDWARD L. NIEBRUEGGE, et al

TO

MASTON A. NELSON, JR.

PLEASE FILE BOX "7"

F.61006

IDENTIF. REFERENCE

Nov 1 2 00 PM '79

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2789 11/01 411.32- BLACK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

15566.78- CO
404.62 CO TX
.50 PRFEE
6.00 WDEED
CHECK 411.32-
2789A11/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.6.1-006

T
IDENTIF. REFERENCE

Nov 1 2 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 722762