FORM NO. WD-1

5321

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1979

MY COMMISSION EXPIRES Oct. 5, 1982

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS 515 Two Mile Parkway, Goodlettsville, TN. 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary L. Nelson et ux (NAME) | Lomas & Nettleton (NAME) | 15DA 3085 |
| 903 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 1056 (STREET ADDRESS) | Map 72-9 |
| Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, VA. 23451 (CITY) (STATE) (ZIP) | Par 275 |

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~~ I, Thomas David Bonds, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Nelson and wife, Janice E. Nelson

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:

LAND in Davidson County, Tennessee, being Lot No. 37 on the plan of Eskridge Subdivision of part of the W. B. Franklin property, of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 37 fronts 60 feet on the northeasterly margin of Fairwin Avenue and extends back between parallel lines, 173 feet to a dead line.

BEING the same property conveyed to Thomas David Bonds by deed from James O. Rains, Jr., Executor for The Estate of Vicie Rains Raveneau, deceased, of record in Book 5138, page 658, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 903 Fairwin Avenue, Nashville, TN. 37216
(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 my hand this 27th day of December, 1979

Thomas David Bonds
Thomas David Bonds

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 Thomas David Bonds

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of December 19 79

Commission expires [illegible]

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

Thomas David Bonds

TO

Gary L. Nelson and wife,

Janice E. Nelson

F 70709

T
IDENTIF. REFERENCE

JAN 4 10 03 AM '80

FELIX Z. HASKINS II REGISTER
DAVIDSON COUNTY, TENN.

Mail Recorded Deed to
601 Dees Mill Parkway
Goodlettsville, Tn.
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | 33000.00- | CO | |
| | | | 66.30 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | MOEED |
| | | | CHECK | 92.30- |
| 5321A01/04/80 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 70709

1
IDENTIF. REFERENCE

JAN 4 10 03 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

**No.** 734906