4-59-1-3

This Instrument Prepared By:
Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert J. Casey, et ux	Majestic Investment Company	104-15
(NAME) 2507 Ashwood	(NAME) 2420 W 26th Ave.	70
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37212	(STREET ADDRESS) Denver Colorado 80201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand Nine Hundred - ($65,900.00) - - - - - - - - - - - - - *Dollars,*

a portion of which is the assumption of a note secured by a deed of trust of record in Book 4669 page 100 R.O.D.C.

BOOK 5635 PAGE 354

We, James H. Nelson and wife, Helen L. Nelson

have this day bargained and sold, and do hereby transfer and convey unto the said Robert J. Casey and wife, Patricia F. Casey

their *(successors), heirs and assigns,*

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

Being Lot No. 54 and the easterly 10 feet of Lot No. 53 on the Plan of Sunset Park, as of record in Book 332, Page 132, Register's Office, Davidson County, Tennessee.

Said Lot No. 54 and the easterly 10 feet of Lot No. 53 fronts 110 feet on the southerly margin of Ashwood Avenue and runs back between parallel lines 160.5 feet to a dead line in the rear measuring 110 feet thereon.

Being the same property conveyed to James H. Nelson and wife, Helen L. Nelson, by deed from James Jackson Horn and wife, Sharon T. Horn of record in Book 4669, page 98, 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 $ 65,900.00

Subscribed and sworn to before me, this the 8 day of August 19 80

Affiant James H. Nelson

My commission expires: 10-24-81 (Affix Seal)

Notary Public Bobbie S. Kuykendall

This is improved ( ) unimproved (X) property, known as 2507 Ashwood Avenue, 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 Robert J. Casey and wife, Patricia F. Casey

their *(successors),*

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 1980 taxes which are being prorated and assumed by the grantees, and the aforementioned deed of trust which is assumed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert J. Casey and wife, Patricia F. Casey,

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 8th day of August, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Nelson

Helen L. Nelson

BOOK 5635 PAGE 355

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* James H. Nelson and Helen L. 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* 5th *day of* October *19* 80

Bobbie S. Kuykendall *Notary Public*

Commission expires 10-24-81

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 .....

47:7

WARRANTY DEED

FROM

James H. Nelson, et ux

TO

Robert J. Casey, et ux

G.O. 1.756

IDENTIF. REFERENCE

MAIL ENV.

Aug 11 9 50 AM '80

FILED & RECORDED
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5635 PAGE 356

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

65900.00- CO
171.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 177.84-
4787A08/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01-756

IDENTIF. REFERENCE

Aug 11 9 50 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 772895