FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 135,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 1981

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Donald Nelson (NAME)	First American Bank of Nashville N.A. (NAME)	FH 13248
1718 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	158-12-17
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (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, James A. O'Neill et ux Susan O'Neill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Donald Nelson et ux Carol J. 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. 531 on the plan of Hillsboro Park, Section 13, of record in Book 4175, pages 19 and 20, Register's Office for said County.

SAID Lot No. 531 fronts 215.0 feet on the easterly margin of Kingsbury Drive and extends back 415.0 feet on the northerly line and 504.5 feet on the southerly line to a dead line in the rear, measuring 222.5 feet thereon.

BEING the same property conveyed to James A. O'Neill and wife, Susan O'Neill by deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 4534, page 637, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 2435, page 237, Book 2603, page 440, Book 4169, page 719 and in Book 4242, page 811, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

Hillsboro Park Committee joins in the execution of this deed for the purpose of waiving right of first refusal as contained in the restrictions of record in Book 2435, page 237, Book 2603, page 440, Book 4169, page 719, and Book 4242, page 811, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1718 Kingsbury Drive (House Number) (Street) Nashville, TN 37215 (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 hands this 26TH day of JUNE, 1981

HILLSBORO PARK COMMITTEE

James A. O'Neill Susan O'Neill BY:

James A. O'Neill Susan O'Neill G. F. Cole, Jr., committee member

STATE OF TENNESSEE
Davidson County

BOOK 5764 PAGE 655

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named James A. O'Neill et ux Susan O'Neill

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 25TH day of JUNE, 19 81

Commission expires 4-18-82

Carolyn H. Preston
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 James A. O'Neill

TO Harry Donald Nelson

G 4 8 8 7 7

IDENTIF. REFERENCE

JUL 1 12 49 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ROW 1, BOX 8

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. F. Cole, Jr., 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 Nashville, Tennessee, this _____ day of June, 1981.

Charles E. Winkler, Jr.
Notary Public

My Commission expires:

My Commission Expires July 18, 1982

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

RECEIVED OF _____ BOOK 5764 PAGE 656

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

13500.00- CO
337.50 CO TX
.50 PRFEE
6.00 MORTG
CHECK 337.50-
4416A07/01/81 BSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4,8 8 7 7

IDENTIF. REFERENCE

JUL 1 12 49 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 830414