FORM NO. WD-1

BOOK 5836 PAGE 489

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1981

Notary Public

MY COMMISSION EXPIRES October 7, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney at Law, 9000 E. Church, Brentwood, Tn 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth and Nancy Nelms (NAME)	W. Kenneth Nelms & Nancy Nelms (NAME)	2D-9910
311 Bonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Bonwood Drive (STREET ADDRESS)	135-26 KS
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (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, Malcolm L. Barrett and wife, Rachel Barrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Kenneth Nelms and wife, Nancy B. Nelms

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 the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made July 3, 1961, by T. R. Sanford, Surveyor, as follows:

Beginning at a point in the center line of Franklin Limestone Road which point is 13.5 feet north from a point opposite the northeast corner of Lot No. 1 of Una Manor Subdivision, Section I, as of record in Book 2854, page 83, Register's Office for said County; as measured along the center line of said road; thence leaving said Road, north 80° 42' west 583 feet to a point; thence north 2° 58' east 259.5 feet to a fence line; thence along said fence, south 76° 35' east 662 feet to the center line of Franklin Limestone Road; thence with the center line of the same southerly, around a slight curve, 220 feet to the point of beginning.

Being part of the property conveyed to B.M. Smith and wife, Grace W. Smith by deed from D. W. White and wife of record in Book 1036, page 276, Register's for said County.

This conveyance is made subject to a first mortgage executed by B. M. Smith and wife, Grace W. Smith to Albert H Thomas, Trustee, as of record in Book 3718, page 507, said Register's Office. This conveyance is made subject to all restrictive covenants, easements, and setback lines that are applicable to the above described property.

Being the same property conveyed to Malcolm L. Barrett and wife Rachel S. Barrett by deed from B. M. Smith and wife Grace W. Smithof record in Book 4112, Page 129, Register for said County.

This is ( ) unimproved ( ) improved (X) property, known as Franklin Limestone Road, Nashville, Tennessee 37217
(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 s this 30 day of December, 1981

Malcolm L Barrett

Rachel L Barrett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, M. LEE BARRETT, JR, a Notary Public in and for said County and State, the within named MALCOLM L. BARRETT + WIFE, RACHEL BARRETT

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 30 day of DECEMBER 1981.

Commission expires October 17, 1982

M. Lee Barrett, Jr.
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) as such _____ and (they) _____, 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

MALCOLM L. BARRETT + WIFE RACHEL S. BARRETT

TO

WILLIAM KENNETH NELMS AND WIFE, NANCY B. NELMS

G 73878

RUSH

IDENTIF. REFERENCE

DEC 31 3 42 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5438 12/31 143.00- CHECK

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

RECEIVED OF _____

FOR _____ BOOK 5836 PAGE 491

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52500.00- CO	
			136.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.00-	
5438A	12/31/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 73878

IDENTIF. REFERENCE

DEC 31 3 42 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860258