WARRANTY DEED

For and in consideration of Ten dollars ($10.00) cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration I, Hautense Marks, individually and as heir to J. B. Marks, Jr., deceased, hereinafter called Grantor, hereby conveys the following described land in fee simple to

Gregory L. Nelson and wife, Jennifer T. Nelson

hereinafter called Grantee. Grantor covenants with Grantee that Grantor is seized and possessed of said land, has a right to convey it, warrants the title against all persons, and it is unincumbered unless otherwise stated herein. Said land is in the Civil District of Davidson County, Tennessee and described as follows:

BOOK 5389 PAGE 446

Being Lot No. 4 on a Plan of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for said county. Said lot fronts 100 feet on the easterly side of Lealand Lane and runs back parallel lines, 250 feet to a dea line. Being the same property conveyed to W. Talmage Johnson and wife, Lillian Gillespie Johnson by deed from Horace Knight Hunter, Sr., and wife, as of record in Book 3105, page 325, said Register's Office, and then being conveyed to J. B. Marks, Jr., and wife, Hautense Marks, by deed from W. Talmage Johnson and wife, Lillian Gillespie Johnson as of record in Book 4003, page 305, at the Register's Office of Davidson County, Tennessee.

H24838

T. IDENTIF. REFERENCE

JAN 6 1 28 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Grantor acquired said property as follows: See Deed Book 4003, page 305, Register's Office of Davidson County, Tennessee.

This, the 6 day of January, 1983.

Hautense Marks

Acknowledgement STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, the above named

Hautense Marks

with whom I am personally acquainted, and who acknowledged that she executed this warranty deed for the purposes therein contained. Witness my hand and seal of office at Nashville Tennessee this 6 day of January, 1983.

B. G. Marks

My commission expires 1-19-83 Notary Public

B. G. MARKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater, is $ 70,000.00

Gregory L. Nelson

Sworn to and subscribed before me this 6 day of January, 1983.

B. G. Marks

My com. exp. 1-19-83 Register Notary Public

B. G. MARKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Owner:

Person responsible for payment of taxes

Name Gregory L. Nelson

Street 4006 Lealand Lane

City Nashville State TN Zip

Tax Parcel No. 16DA-16119 118-13 139

This Deed was prepared in the office of

B. G. MARKS
ATTORNEY
McMINNVILLE, TENN. 37110

mail Box 151

01/06 1855 CHECK

STATE OF TENNESSEE COUNTY OF _____.

The foregoing instrument and certificate were noted in Note Book ____, Page ____, at _____ O'clock ___ M. _____ 19___ and recorded in Deed Book _____, Page _____ State tax paid $_____, Fee $.50, Recording fee $_____, Total $_____ Receipt No. _____

Register _____

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

RECEIVED OF _____

FOR BOOK 5989 PAGE 447

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
			70000.00= CO	
			182.00 CO TX	
			.50 PRPEE	
			6.00 WDEED	
			CHECK 183.50-	
			9594A01/06/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 248 38

IDENTIF. REFERENCE

JAN 6 1 28 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919724