FORM NO. WD-1

BOOK 6049 PAGE 307

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,200

Robin D Sigler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April 19 83.

M C
Notary Public

MY COMMISSION EXPIRES: 6-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite C-301, 2002 Richard Jones Rd./Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER NELMS (NAME)	BANKER'S MORTGAGE (NAME)	133-14
1249 Graycroft (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer F70 (STREET ADDRESS)	66
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Florence SC (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, GLENDEL H. HAMM and wife, PEGGY L. HAMM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER NELMS and JACQUELINE P. 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 Davidson County, Tennessee, being Lot No. 37 on the Plan of Primrose Meadows, Section I of record in Book 4675 Page 18, said Register's Office for said County.

SAID Lot No. 37 fronts 68 feet on the northerly margin of Graycroft Avenue and extends back 147.42 feet more or less on the westerly line and 161.28 feet more or less on the easterly line to a line in the rear (being the center line of Dry Creek) measuring 68 feet more or less thereon.

BEING the same property conveyed to Glendel H. Hamm and wife, Peggy L. Hamm by deed from William H. Mayes, III and wife, Barbara K. Mayes of record in Book 5348, Page 791, said Register's Office for Davidson County, Tennessee.

This deed is being executed by The Louisville and Nashville Railroad Company, now known as Seaboard Systems Railroad, Inc., Attorney In Fact for Glendel H. Hamm and wife, Peggy L. Hamm; J. L. Kiesler, Senior Director of Real Estate is authorized to act for the said Attorney In Fact.

unimproved ( )
This is improved ( ) property, known as 1249 North Graycroft Madison, TN 37115
(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 our hands this 20th day of April, 1983

Glendel H Hamm by J Kiesler
GLENDEL H. HAMM

Peggy L. Hamm by J. Kiesler POA
PEGGY L. HAMM

BY: THE LOUISVILLE & NASHVILLE RAILROAD CO., now known as SEABOARD SYSTEMS RAILROAD, INC.
J Kiesler, Sr Dir Real Estate

STATE OF TENNESSEE
Davidson County

BOOK 6049 PAGE 308

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENDEL H. HAMM et ux, PEGGY L. HAMM

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 day of 19.

Commission expires

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

TO

H45624

H45624

IDENTIF. REFERENCE

MAY 3 2 06 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

STATE OF FLORIDA
COUNTY OF Duval

On this 20th day of April, 1983, appeared J.L. Kiesler Senior Director of Real Estate; Seaboard System Railroad Inc. on behalf of The Louisville and Nashville Railroad Co. now known as Seaboard System Railroad, Inc. personally known to me, who executed the forgoing on behalf of Glendel H. Hamm and wife, Peggy L. Hamm and acknowledged that he did so as the free act and deed of the said Glendel H. Hamm and wife, Peggy L. Hamm, having been so authorized to so act.

Brenda W. Russ
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large My commission expires Dec. 3, 1984

NOTARY PUBLIC STATE OF FLORIDA

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6049 PAGE 303

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
			59500.00- CO	
			154.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	161.20-
4769A05/03/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 6 2 4.

IDENTIF. REFERENCE

MAY 3 2 06 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946374