FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,214.33

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 83.

_____
Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

BOOK 6057 PAGE 509

THIS INSTRUMENT WAS PREPARED BY
DELTA TITLE COMPANY, 311 International Plaza, Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Scott M. Nelson (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	61-12-160
908 A Chickamauga Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	18W 14410
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38118 (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, GARY NELSON, unmarried, RUFFNER SIMMONS and wife ELSIE G. SIMMONS, STEVE JOSLEYN and wife PHYLLIS E. JOSLEYN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT M. NELSON and wife PAMELA SUE 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. 56 on the Plan of Payne, Blakemore and Cummings' Addition to Edgefield, now East Nashville, as of record in Book 57, page 70, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Gary Nelson, Rufner Simmons and Steve Josleyn by deed from Larry Ray Brown and wife Linda J. Brown of record in Book 5878, page 593, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to any Restrictions of record.

Elsie G. Simmons, wife of Ruffner Simmons, and Phyllis E. Josleyn, wife of Steve Josleyn, join in this conveyance for the purpose of releasing any and all marital rights and interests they may have in the above described property.

As part of the above consideration, grantees herein assume and agree to pay a Certain Note as evidenced by a Deed of Trust to secure to National Mortgage Company, the original principal sum of $25,250.00 dated May 10, 1982, as recorded in Book 5883, page 624 and re-recorded in Book 5886, page 638, Register's Office for Davidson County, Tennessee. Grantees also herein assume the escrow account held by mortgagee.

RUFNER SIMMONS and RUFFNER SIMMONS, are one and the same person.

CHECK

unimproved ( )
This is improved (XX) property, known as 605 South 12th Street, Nashville, Tn. 37206
(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 hand s this 5th day of May 19 83

X _____ X _____ X _____
GARY NELSON, unmarried STEVE JOSLEYN RUFFNER SIMMONS

X _____ X _____
PHYLLIS E. JOSLEYN ELSIE G. SIMMONS

05/17 72.00

7916

STATE OF TENNESSEE
DAVIDSON County

BOOK 6057 PAGE 510

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Nelson, unmarried, Ruffner Simmons and wife Elsie G. Simmons, Steve Josleyn and wife Phyllis E. Josleyn

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 5th day of May 19 83

Commission expires 10-19-86

Notary Public

STATE OF TENNESSEE
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

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

IDENTIF. REFERENCE

MAY 17 8 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 4 8 1 3 0

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6057 PAGE 511

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
			25214.33- CO	
			65.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	72.02-
			7916A05/17/83 BAL	.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 1 3

IDENTIF. REFERENCE

MAY 17 8 49 '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 949392