Feb 21

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Calvin C. Nielson, et ux	SAME	82-16-Par. 295
(NAME)	(NAME)	
811 Boscobel St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and no/100 ($120,000.00)---------- *Dollars.*

BOOK 6064 PAGE 877

DAVID E. WALL and wife, JUDITH WALL

have this day bargained and sold, and do hereby transfer and convey unto the said CALVIN C. NIELSON and wife, ANN JOHNSON NIELSON their *(successors), heirs and assigns.*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 117 fronts 50 feet on the northerly margin of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to David E. Wall and wife, Judith E. Wall, by deed from E. Roque Fajardo and wife, Dorothy E. Fajardo, of record in Book 5124, page 304, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 27 11 26 AM '83

IDENTIF. REFERENCE

H 5 0 5 1 6

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 26th day of May 19 83

Affiant Ann J. Nielson

My commission expires: 1-19-86 (Affix Seal)

Notary Public Sam D. Hodges III

unimproved
This is improved property known as 811 Boscobel Street, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Calvin C. Nielson and wife, Ann Johnson Nielson their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for Deeds of Trust of record in Bk. 5398, page 710 and Bk. 5518, page 79, R.O.D.C., and 1983 taxes, a lien, but not yet due and payable.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Calvin C. Nielson and wife, Ann Johnson Nielson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 26th day of May 19 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dud E Wall
DAVID E. WALL

Judith E. Wall
JUDITH WALL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID E. WALL and JUDITH WALL

the within named bargainors, 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 26th day of May, 19 83

Sam D. Hodges III
Notary Public

Commission expires 1-19-86

STATE OF TENNESSEE }
COUNTY OF }

Before me, ,a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission expires

THIS INSTRUMENT WAS PREPARED BY:

Sam D. Hodges, III
Grissim & Hodges
323 Union St.
Nashville, TN 37201

WARRANTY DEED
FROM
TO
TITLE INSURED BY POLICY NUMBER:
The Associates, Inc. Livery of Seisin
Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

BOOK 6064 PAGE 879

RECEIVED OF _____

FOR _____

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

120000.00- CO
312.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 318.50-
0789A05/27/03 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 5 1 6

IDENTIF. REFERENCE

MAY 27 11 26 AM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952172