FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 83

Notary Public

MY COMMISSION EXPIRES: 7/20/85

(AFFIX SEAL)

BOOK 6031 PAGE 66

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Zachery K. Todd (NAME)	ENGLE MORTGAGE COMPANY (NAME)	94-2-13
1620 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	23W-02385
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (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 and wife ROBBIE JEAN NELSON, STEPHEN JOSLEYN and wife PHYLLIS E. JOSLEYN and RUFFNER SIMMONS and wife ELSIE G. SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZACHERY K. TODD and wife ELIZABETH C. TODD

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. 222 on the Plan of Edgefield Land Company's First Subdivision, as of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 222 fronts 50 feet on the south side of Long Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Gary Nelson, Stephen Josleyn, and Ruffner Simmons by deed of record in Book 5312, page 639, Davidson County Register's Office as directed by order of the Chancery Court for Davidson County, Tennessee, of record in Minute Book 118, page 301, Docket No. 81-1206-II, in the Clerk and Master's Office for said Court.

As part of the above consideration, grantees herein assume and agree to pay a Certain Note as evidenced by a Deed of Trust dated October 30, 1981, to secure to National Mortgage Company the original principal sum of $30,600.00 as recorded in Book 5817, page 141, Register's Office for Davidson County, Tennessee. Said grantees also agree to assume said escrow account held by mortgagee.

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

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

unimproved ( )
This is improved (XX) property, known as 1620 Long Avenue, Nashville, Tennessee 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 hands this 23rd day of June 19 83

X Gary Nelson
GARY NELSON, unmarried

X Stephen Josleyn
STEPHEN JOSLEYN

X Ruffner Simmons
RUFFNER SIMMONS

X Robbie Jean Nelson
ROBBIE JEAN NELSON

X Phyllis E. Josleyn
PHYLLIS E. JOSLEYN

X Elsie G. Simmons
ELSIE G. SIMMONS

OFFICIAL RECEIPT

STATE OF TENNESSEE
DAVIDSON County

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

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 23rd day of June, 1983

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

MAIL ENV.

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

IDENTIF. REFERENCE

H 5 8 9 5. 4

JUL 8 8 48 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6031 PAGE 68

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

3100.00- CO
30.60 CO TX
.50 PRFEE
6.00 MDEED
CHECK 37.10-
0150A07/08/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 8 9 5 4

IDENTIF. REFERENCE

JUL 8 9 48 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 961934