FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$56,874.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 83

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty E. Starnes (NAME)	Shearson/American Express Motg. Corp. (NAME)	108-4
5032 Marc Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue, Suite D (STREET ADDRESS)	53
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, Cal 92404 (CITY) (STATE) (ZIP)	3D-85785

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, ~~XXXX~~ I, Fred M. Nielsen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty E. Starnes

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:

BEING Lot No. 88 on the Plan of Larchwood Subdivision, Section 2, which is of record in Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Fred M. Nielsen and Billy R. Allen, as joint tenants with the right of survivorship by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 5638, page 885, said Register's Office. Billy R. Allen having since quitclaimed his interest to Fred M. Nielsen of record in Book 5726, Page 867, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 5479, page 443, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all easements of record, said Register's Office.

Grantees hereby assume and agree to pay the mortgage held by Shearson/American Express Mortg. Corp. of record in Book , page , said Register's Office. The escrow account and insurance transferred to Grantee.

unimproved ( )
This is improved (XX) property, known as 909 Wemberton Drive, Nashville, Tennessee 37214
(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 seised 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 my hand this 28th. day of September, 19 81

Fred M. Nielsen:

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 Fred M. Nielsen

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 28th. day of September, 1983.

Commission expires 4/21/85

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

Fred M. Nielsen

TO

H 7 4 9 9 6

IDENTIF. REFERENCE

SEP 21 2 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

9113 09/21 164.44- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			56874.28- CO	
			147.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 154.44-	
9113A09/21/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 4 9 9 6

IDENTIF. REFERENCE

SEP 21 2 27 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 980360