THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 907 TWO MILE PARKWAY, BUILDING E, GOODLETTSVILLE, TN 37072

BOOK 6307 PAGE 113

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD A. NELSON (NAME)	SAME (NAME)	MAP 83-9
9342 Gilbert Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 280
Anaheim Calif. 92804 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5587, page 923, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

DWAYNE W. BAILEY AND WIFE, EDITH BAILEY,
hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD A. NELSON AND WIFE, CHRISTINE M. NELSON, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of J. J. Tamble Tract, as of record in Book 421, page 29, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the easterly side of North 15th Street, formerly Bramblett Street, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Dwayne W. Bailey and wife, Edith Bailey, by deed of record in Book 5587, page 920, Register's Office for Davidson County, Tennessee.

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00

Subscribed and sworn to before me, this the 1st day of June 19 84

Affiant

My commission expires 4/21/85 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 405 North 15th 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 Grantees, 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.*

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

Witness ..our.. *hand* ..S.... *this* ..30TH.. *day of* ..May.. *19* 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Richard A. Nelson

Christine M. Nelson

Dwayne W. Bailey

Edith Bailey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* DWAYNE W. BAILEY AND WIFE, EDITH BAILEY

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Goodlettsville *Tennessee, this* 31 *day of* May *19* 84

Commission expires 4-21-84 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

STATE OF California :
COUNTY OF Orange :

Personally appeared before me, the undersigned, a Notary Public for said County and State, RICHARD A. NELSON AND WIFE, CHRISTINE M. NELSON, 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 Anaheim, , California , this 30th day of May, 1984.

Laura Suszanne Garcia
NOTARY PUBLIC
LAURA SUSZANNE GARCIA

My Commission Expires: September 6, 1986

OFFICIAL SEAL
LAURA SUSZANNE GARCIA
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Sept. 6, 1986

Rec'd [illegible]
xxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxx

WARRANTY DEED
FROM
DWAYNE W. BAILEY, ET UX
TO
RICHARD A. NELSON, ET UX

FILED
DAVIDSON COUNTY, TN
JUN 4 11 PM '84

IDENTIF. REFERENCE

I 26522

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 5307 PAGE 115

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

ESICO.CO- CONT.
77.74 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 34.24-
1864A06/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12652

IDENTIF. REFERENCE

JUN 4 | 11 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0041248