FILE BOX 3

FORM NO. WD-1

BOOK 6802 PAGE 935

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 86.

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Michelle S. Baillard (NAME)	same (NAME)		149-4
264 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		18
Nashville, Tenn. 37217 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		2D-36990

FOR AND 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, Carl Darden Nelms, Jr. and wife, Patricia A. Nelms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle S. Baillard, unmarried

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. 202 on the Plan of Section Two Edge-O-Lake Estates, of record in Book 3600, page 72, Register's Office for said County.

Said Lot No. 202 fronts 80.0 feet on the southeasterly margin of Bell Road and extends back between parallel lines 158.07 feet to a dead line.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to any and all existings easements and restrictions of record.

Being the same property conveyed to Carl Darden Nelms, Jr. by deed from Jerry Padgett and wife, Nancy E. Padgett of record in Book 5406, page 821, Register's Office for Davidson County, Tennessee.

Patricia A. Nelms, wife of the within named Carl Darden Nelms, Jr., joins in this conveyance for the purpose of conveying any and all right and title she may have in subject property, especially her marital rights.

8 2 5 8 8

IDENTIFICATION REFERENCE

MAR 13 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) property, known as 264 Bell Road, (House Number) (Street) Nashville, Tenn. 37217 (P.O. Address) (City or Town) (Postal Zip)
XX

CHECK

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 my hand this 7th day of March, 19 86

Patricia A. Nelms — Carl Darden Nelms, Jr.

James R. Mosley, Atty in fact — James R. Mosley, Atty in fact

03/13 155

2455

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of March, 19 86, before me personally appeared James R. Mosley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carl Darden Nelms, Jr., and who acknowledged that he executed the same as the free act and deed of the said Carl Darden Nelms, Jr. by virture of that Power of Attorney, duly executed by the said Carl Darden Nelms, Jr. and appearing of record in Book ____, page ____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 7th day of March, 1986.

My commission expires: 10-14-89

Notary Public

BOOK 6802 PAGE 936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of March, 1986, before me personally appeared James R. Mosley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia A. Nelms, and who acknowledged that he executed the same as the free act and deed of the said Patricia A. Nelms, by virtue of that Power of Attorney, duly executed by the sai Patricia A. Nelms and appearing of record in Book 6802, page 934, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 7th day of March, 1986.

My Commission Expires: 10-14-89

NOTARY PUBLIC

WARRANTY DEED

FROM
Carl Darden Nelms, Jr.

TO
Michelle S. Baillard

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6802 PAGE 937

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

6 MORTGAGE- CAMT.
150.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 165.10-
2495A03/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.2588.

IDENTIFICATION REFERENCE

MAR 13 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226815