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file 1

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,887.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 19 86

Notary Public

MY COMMISSION EXPIRES: 4/19/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. NELSON et ux	BUCKEYE FEDERAL SAVINGS & LOAN ASSOC.	
(NAME) P. O. Box 110270	(NAME) 36 East Gay Street	108-12
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TN. 37222	(STREET ADDRESS) Columbus, Ohio 43215	119
(CITY) (STATE) (P.O. ZIP)	(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, JAMES K. ROUSSEL and wife, SAMMY C. ROUSSEL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. NELSON and wife, CHRISTINE M. NELSON,

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. 77, Reelfoot Subdivision, Section 1, as in Book 5200, page 727, said Register's Office, to which plan reference is herein made.

BEING part of the same property conveyed to James K. Roussel and wife, Sammy C. Roussel by deed from R. B. Daniels and wife, Margaret Daniels, of record in Book 6624, page 961, Register's Office for Davidson County, Tennessee.

92387

IDENTIFICATION REFERENCE

APR 17 11 35 AM '86

FELIX Z. WILSON REGISTER DAVIDSON CO. TN.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to REPUBLIC MORTGAGE, INC., of record in Book , page , Register's Office for Davidson County, Tennessee. Said loan now being with BUCKEYE FEDERAL SAVINGS & LOAN ASSOCIATION.

This is unimproved ( ) This is improved (X) property, known as 3016 Reelfoot 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 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 hand s this 14th day of April, 19 86

JAMES K. ROUSSEL

SAMMY C. ROUSSEL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES K. ROUSSEL and wife, SAMMY C. ROUSSEL,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 19 86.

Commission Expires 4/19/87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6831 PAGE 418

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

64807.00- CAMT.
168.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
4090AC4/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92387

IDENTIFICATION REFERENCE

APR 17 11 15 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 238155