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File in Box # 4
#86-7-35

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, Suite 500, One Church St. Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert A. Nelson (NAME)	Security Federal S & L Assn. (NAME)	Map 128-9
7505 Hallows Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 15917 (STREET ADDRESS)	Parcel 37
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	9D-7563

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, Wayne S. Maxson and wife, Lianne M. Maxson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert A. Nelson and wife, Almeta Cooper 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. 36 on the Plan of Dunaway Woods, Section 1, of record in Book 5200, Page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 132 feet on the southwesterly margin of Hallows Drive and extends back 315.06 feet between parallel lines to a dead line in the rear measuring 132 feet thereon.

BEING the same property conveyed to Wayne S. Maxson and wife, Lianne M. Maxson, by Deed from Morris Eshaphpour Contracting Corporation, of record in Book 5763, Page 541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5393, Page 561 and Amended in Book 5484, Page 222,, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Wayne S. Maxson and wife, Lianne M. Maxson to Security Federal Savings & Loan Association in the original principal amount of $135,000.00, of record in Book 6526, Page 39, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Wayne S. Maxson and wife, Lianne M. Maxson pursuant to a "Power of Attorney" executed by same on the 18th day of July, 1986, and being filed for record simultaneously herewith.

unimproved (XX) This is improved ( ) property, known as 7505 Hallows Drive, Nashville, Tennessee 37221
(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 their hand s this 18th day of July, 19 86

WAYNE S. MAXSON — LIANNE M. MAXSON

Wayne S. Maxson by Daniel B. Eisenstein — Lianne M. Maxson by Daniel B Eisenstein

BY: DANIEL B. EISENSTEIN
Attorney-In-Fact

BY: DANIEL B. EISENSTEIN
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

_____Notary Public

Commission Expires_____

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

WAYNE S. MAXSON AND WIFE, LIANNE M. MAXSON

TO

HERBERT A. NELSON AND WIFE, ALMETA COOPER NELSON

22935

IDENTIF. REFERENCE

JUL 21 4 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 18th day of July, 1986, before me personally appeared DANIEL B. EISENSTEIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WAYNE S. MAXSON AND WIFE, LIANNE M. MAXSON, and acknowledged that he executed the same as the free act and deed of the said WAYNE S. MAXSON AND WIFE, LIANNE M. MAXSON.

My Commission Expires: 2/19/1988

_____
Notary Public

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

1488 .00- [illegible]
411.40 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 419.90
0094A07/21/86 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22935

IDENTIFICATION REFERENCE

JUL 21 4 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273411