- 6 of 23

BOOK 6985 PAGE 532

Address New Owner:	Send Tax Bills To:		Map/Parcel
Richard A. Nelson etux	Same	P/O	Map 172
P.O Box 110270			Par 161
Nashville, TN 37222			6D-54315

WARRANTY DEED

FOR AND IN CONSIDERATION 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, RICHARD C. ARGO and wife, MARTHA ARGO, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said RICHARD A. NELSON and wife, CHRISTINE NELSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mt. Pisgah Heights, Section II, of record in Plan Book 6200, page 492, said Register's Office, and more particularly described as follows:

Beginning at the northeastern most corner of the Mount Pisgah Heights Subdivision, of record in Plat Book 5210, page 302, Register's Office of Davidson County, Tennessee; thence with the southerly margin of Mount Pisgah Road, South 85 degrees 02' 25" East 163.05 feet to a point; thence South 8 degrees 00' 13" East, 127.34 feet to a point; thence South 81 degrees 59' 47" West 140.00 feet to a point; thence North 14 degrees 34' 40" West 165.00 feet to the point of beginning, containing 0.495 acres.

Being the same property conveyed to Richard C. Argo and wife, Martha Argo, by deed from Holt Hills Development Co., Inc. of record in Book 5869, page 932, Register's Office for Davidson County, Tennessee.

Sellers reserve a 20-foot wide easement for public utility, sewer and drainage purposes across the herein described lot along the westerly line of Lots 13 and 14 on the Plan of Mt. Pisgah Heights, Section Two, of record in Book 6200, page 492, said Register's Office. This easement is not shown on the Plan of record.

This property is conveyed subject to the Plan of record in Book 6200, Page 492, said Register's Office and to all applicable local government planning, building and zoning regulations.
Restrictive covenants of record.
This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 22nd day of September, 1986.

Richard C. Argo
RICHARD C. ARGO

Martha Argo
MARTHA ARGO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Richard C. Nelson
AFFIANT

Sworn to and subscribed before me this 22ND day of September, 1986.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Argo and wife, Martha Argo, the bargainors, 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 Brentwood, Tennessee, this 22ND day of September, 1986.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

IDENTIFICATION REFERENCE

45896

SEP 24 2 23 PM '86

FELIX Z. MCCUTCHEON REGISTER
DAVIDSON COUNTY, TN

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

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 48.50-
6277A09/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45896

IDENTIFI REFERENCE

SEP 24 2 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298998