File #35
G253008

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THIS INSTRUMENT PREPARED BY:

Baker, Worthington, Crossley,
Stansberry & Woolf
Thirtieth Floor
L&C Tower
Nashville, Tennessee 37219

WARRANTY DEED

FEB 2 8 56 AM '87
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

88998

FROM: Robert G. McDowell and Susan Goad McDowell

TO: Michael and Linda Nelson

ADDRESS NEW OWNER(s) AS FOLLOWS:	TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael and Linda Nelson (NAME)	SAME (NAME)	Map 144-11, Parcel 5
6016 Hillsboro Road (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $258,125.00.

Linda E. Nelson
Affiant

Subscribed and sworn to before me this the 30th day of January, 1987.

My commission expires: 5-20-87

Judy A Dobbs
Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by MICHAEL NELSON and wife, LINDA NELSON, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors Robert G. McDowell and Susan Goad McDowell, (the "Grantors" herein), have bargained and sold, and by these presents do hereby transfer and convey unto the said Grantees, their heirs and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillsboro Park, Section 1, as of record in Book 2331, Pages 30 and 31, Register's Office for said county.

Said Lot No. 5 fronts 202.0 feet on the easterly side of Hillsboro Pike, and runs back 490.0 feet on the northerly line and 490.0 feet on the southerly line to a rear line on which it measures 202.0 feet thereon.

Being the same property conveyed to Robert G. McDowell, et ux. by deed from Otto Kruse and wife, Ruth Kruse, of record in Book 5288, Page 92, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. 1987 taxes, a lien, but not yet due and payable.

2. The Plan of Record in Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee, shows conditions of owner's certificate, a 175-foot minimum building setback line from Hillsboro Pike (Road), and a 10-foot easement for public utility purposes along the rear line of said lot.

3. Restrictive covenants contained in an instrument of record in Book 2435, Page 237, as amended in Book 2603, Page 440, and Book 4207, Page 397, Register's Office for Davidson County, Tennessee

This is improved property known as 6016 Hillsboro Road, Nashville, Davidson County, Tennessee 37215.

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

And Grantors do covenant with the said Grantees, that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, its successors and assigns, to warrant and forever defend the title to the said real estate to the said MICHAEL NELSON and wife, LINDA NELSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 30th day of January, 1987.

Robert G. McDowell

Susan Goad McDowell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SUELLEN DOUGLAS, a notary public for the state and county aforesaid, Robert G. McDowell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 1987.

Suellen Douglas
Notary Public

My commission expires: 7-10-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SUELLEN DOUGLAS, a notary public for the state and county aforesaid, Susan Goad McDowell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 1987.

Suellen Douglas
Notary Public

My commission expires: 7-10-90

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

	258125.00-	CAMT
	725.63	MSTAX
U	725.63-	MSTAX
	725.63	CSTAX
	.50	PRFEE
	9.00	WDEED
	CHECK	732.13-
	CHANGE DUE	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88998

IDENTIFICATION REFERENCE

FEB 2 8 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40621