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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,924.10

Odes R Pierce Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Odes R. Pierce, Jr.	National Mortgage Company	Map 96-10
(NAME)	(NAME)	
3102 Cloverwood Drive	4041 Knight Arnold Road	Parcel 280
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Memphis, TN 38118	03DZ62722
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Duane Earl Nelson and wife, Donna Renee Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Odes R. Pierce, Jr. and wife, Janet C. Pierce

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

BEING Lot No. 562 on the Plan of Cloverhill, Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Duane Earl Nelson and wife, Donna Renee Nelson, by deed from Duane R. Ragland and wife, Yvonne Ragland, of record in Book 6961, page 351, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 and Book 2334, page 307, Register's Office for said County.

This conveyance is subject to a Sewer Easement, of record in Book 6172, page 112, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Duane R. Ragland and wife, Yvonne Ragland, to Delta Title Company, Trustee, for National Mortgage Company, dated June 5, 1986, and filed for record in Book 6884, Page 172, Register's Office for said County, with an unpaid principal amount of approximately $56,924.10, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

0 4 6 3 1

IDENTIFICATION REFERENCE

MAR 17 10 39 AM '87

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3102 Cloverwood Drive, Nashville, TN 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 heir 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 13th day of March 19 87

Donna Renee Nelson — Donna Renee Nelson

Duane Earl Nelson — Duane Earl Nelson

3705

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Duane Earl Nelson and wife, Donna Renee Nelson

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 13th day of March, 19 87.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted/and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he/they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Duane Earl Nelson
Donna Renee Nelson

TO

Odes R. Pierce, Jr.
Janet C. Pierce

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

58924.10- CAMT.
164.98 CSTAX
.50 ??FEE
6.00 WDE D
CHECK 171.48-
2705A03/17/87 BAL .00.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 6 5 1.

IDENTIFICATION REFERENCE

MAR 17 10 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57809