Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Send tax bills to:

ADDRESS NEW OWNER:	~~MORTGAGEE~~:	MAP-PARCEL NUMBERS:
Paula S. Mayes 1249 N. Graycroft Avenue Madison, TN. 37115	same	33-16-66 11D 35730

WARRANTY DEED

BOOK 7294 PAGE 686

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter Nelms and Jacqueline P. Nelms, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paula S. Mayes hereinafter called the Grantee, Grantee's 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. 37 on the plan of Section One, Primrose Meadows, of record in Book 4675, page 18, Register's Office for said County.

SAID Lot No. 37 fronts 68.00 feet on the northerly margin of Graycroft Avenue and extends back along the easterly line, passing a witness line at 114.28 feet, a total distance of 161.28 feet, more or less, and extends back along the westerly line, passing a witness line at 106.42 feet, a total distance of 147.42 feet, more or less, to the center of Dry Creek, measuring 68.00 feet, more or less, thereon.

BEING the same property conveyed to Walter Nelms and Jacqueline P. Nelms, by deed from Glendel H. Hamm and wife, Peggy L. Hamm, of record in Book 6049, page 307, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4737, page 801, as amended in Book 5039, page 484, Register's Office for Davidson County, Tennessee.

4506.1 IDENTIFICATION REFERENCE JUL 13 10 32 AM '87 FELIX Z. HARRISON III REGISTER DAVIDSON COUNTY, TN

This is (~~xx~~)improved property, known as 1249 Graycroft Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24TH day of JUNE, 19 87.

Walter Nelms

Jacqueline P. Nelms

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 24TH day of JUNE, 19 87, before me personally appeared Walter Nelms and Jacqueline P. Nelms, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

HARVEY L. GALVIN, Notary Public
Spring House, Montg. Co.
My Commission Expires Feb. 11, 1990

My Commission Expires: FEB 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00.

Paula S. Mayes
Affiant

Subscribed and sworn to before me, this the 10th day of July, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

WARRANTY DEED

from:
WALTER NEELMS AND
JACQUELINE P. NEELMS

to:
Paula S. Mayes

TN 26732

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7294 PAGE 688

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

670[illegible].00- CASH
10.60 CITY
.50 PREP
6.00 MISC
CHECK 104.10-
9059AG 7/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.0.6.1

IDENTIFT REFERENCE

JUL 13 10 32 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 103247