BOOK 7323 PAGE 227

5 5 0 2 9

IDENTIFICATION REFERENCE

AUG 12 8 47 AM '87

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
Joseph T. Dodson, et ux
145 Dekewood Drive
Old Hickory, TN 37138

MORTGAGEE:
-None-

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map & Parcel 64-01-60
Field Book #4D-91026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Gary L. Nelson, Sr., and wife, Robbie Nelson and Gary L. Nelson, Jr., and wife, Donna M. Nelson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph T. Dodson and wife, Charlene G. Dodson,** 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. 44 on the Plan of Brandywine Place, as of record in Book 6250, page 327, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Gary L. Nelson, Sr., and wife, Robbie Nelson and Gary L. Nelson, Jr., and wife, Donna M. Nelson, by virtue of a deed from C. Hooper Development Company, Inc., as of record in Book 7108, page 683, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Lot No. 44 Brandywine Place, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6488, page 764, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 327, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 3rd day of August, 1987.

Gary L. Nelson Sr.
GARY L. NELSON, SR.

Robbie Nelson
ROBBIE NELSON

Gary L. Nelson Jr.
GARY L. NELSON, JR.

Donna M. Nelson
DONNA M. NELSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary L. Nelson, Sr., and wife, Robbie Nelson and Gary L. Nelson, Jr., and wife, Donna M. Nelson,** 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of August, 1987.

Brenda K. Robinson
NOTARY PUBLIC

BRENDA K. ROBINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Jack T. Dillon
AFFIANT

Subscribed and sworn before me this 3rd day of August, 1987.

Brenda K. Robinson
NOTARY PUBLIC

BRENDA K. ROBINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-18-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED	CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE	MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 0 2 9

IDENTIFICATION REFERENCE

AUG 12 8 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04569