BK 23

File No: 8346-5

BOOK 7472 PAGE 366

| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Rodd Nelson | Same | Map 61-12 |
| 1249 Riverwood Dr. | | Par 121 |
| Nashville, TN 37216 | | 15DZ-22995 |

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, PRICE H. GWYNN and wife, STARLING GWYNN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said RODD NELSON, unmarried, hereinafter called the Grantee, his 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. 58 on the Map of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office for said county.

Said Lot No. 58 fronts 100 feet on the northeasterly margin of Riverwood Drive and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Price H. Gwynn and wife, Starling Gwynn, by deed from Charles L. Stanley and wife, Junice C. Stanley, of record in Book 6535, Page 810, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 547, Pages 29 and 30, said Register's Office; Easement of record in Book 4205, Page 548, said Register's Office; and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 6535, Page 813, said Register's Office.

This is improved property known as 1249 Riverwood Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said RODD NELSON, his 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 except as hereinabove set out.

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 18th day of February, 1988.



Price H. Gwynn
PRICE H. GWYNN

Starling Gwynn
STARLING GWYNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,200.00.

Bobbie Nelson
AFFIANT

Sworn to and subscribed before me this 18th day of February, 1988.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

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 Price H. Gwynn and wife, Starling Gwynn, 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.

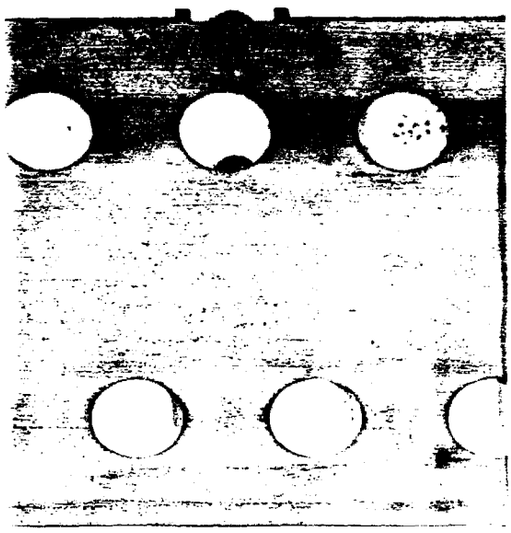
Witness my hand and official seal at Brentwood, Tennessee, this 18th day of February, 1988.

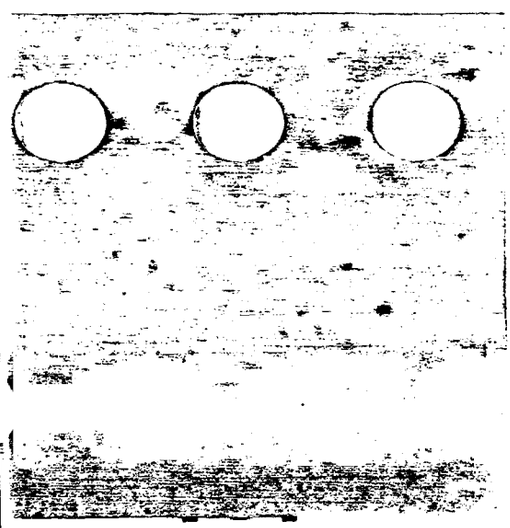
Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988

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

IDENTIFICATION REFERENCE
FEB 18 3 35 PM '88
DAVIDSON COUNTY, TN
8077 02/18 0101 03CHECK 219.8
0 6 0 3 6.





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7472 PAGE 368

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 76200.00 |
| CON TX | 213.36 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 219.86 |
| CHECK | 219.86 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/88 01 15:35 0001 8077

060036

IDENTIFICATION REFERENCE

FEB 18 3 35 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 62851