0039 02/19 0101 03CHECK 43.94

"THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES"

"PREPARER IS NOT RESPONSIBILE FOR CLOSING THIS TRANSACTION AND MAKES NO REPRESENTATION AS TO STATUS OF TITLE"

Send tax bills to:

City Federal Savings Bank
125 Belmont Drive
Somerset, NJ 08873

This instrument prepared by:

HOWARD L. CHAMBERS
Attorney at Law
106 Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Michael A. Marlor et ux
536 Debbie Drive
Hermitage, TN 37076

Mortgagee (if any):

City Federal Savings Bank
125 Belmont Drive
Somerset, NJ 08873

Map: 96-1-, Group: 01, Parcel: 93
Improved X, Unimproved _____ Property

WARRANTY DEED

THIS INDENTURE made and entered into on this the 27th day of January, 1988, by and between GARY L. NELSON, SR. and wife, ROBBIE NELSON, hereinafter referred to as the GRANTORS, and MICHAEL A. MARLOR and wife, KIMBERLY D. MARLOR, hereinafter referred to as the GRANTEES.

*WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey their twenty percent (20%) undivided interest in the following described tract or parcel of land unto the said GRANTEES, their heirs and assigns:

Land in Davidson County, Tennessee, being Lot No. 88A on the plan of Zone Lot Division Lot Numbers 88, 104, and 108, Tulip Grove Woods, Phase 1, of record in Book 6900, Page 73, Register's Office for said County.

Said Lot No. 88A fronts 32.57 feet on the southeasterly margin of Debbie Drive and extends back 116.87 feet on the southwesterly line and 210.71 feet on the northeasterly line to a dead line in the rear, measuring 116.46 feet thereon.

Being part of the same property conveyed to Michael A. Marlor and wife, Kimberly D. Marlor, and Gary L.

*Grantees by the acceptance hereof expressly release and waive any claims against Gary L. Nelson, Sr. in connection with the builders warranty issued on subject property.

Nelson, Sr. by Deed of record in Book 7042, Page 55, Register's Office for Davidson County, Tennessee.

Robbie Nelson does hereby join in this conveyance for the purpose of conveying all right, title, and interest which she may have in the above described property by reason of her marital relationship with Gary L. Nelson, Sr.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

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

Robbie Nelson
ROBBIE NELSON

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, GARY L. NELSON, SR. and wife, ROBBIE NELSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Sarasota, ~~Tennessee~~ Florida, this the 27 day of January, ~~1987~~ 1988.

Notary Public

My Commission Expires: Notary Public, State of Florida My Commission Expires Aug. 12, 1991 Bonded Thru Troy Fain-Insurance Inc.

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,350.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kimberly D. Nation
Affiant

Subscribed and sworn to before me this the 15th day of February, 1987.

Howard H. Chambers
Notary Public

NOTARY PUBLIC AT LARGE

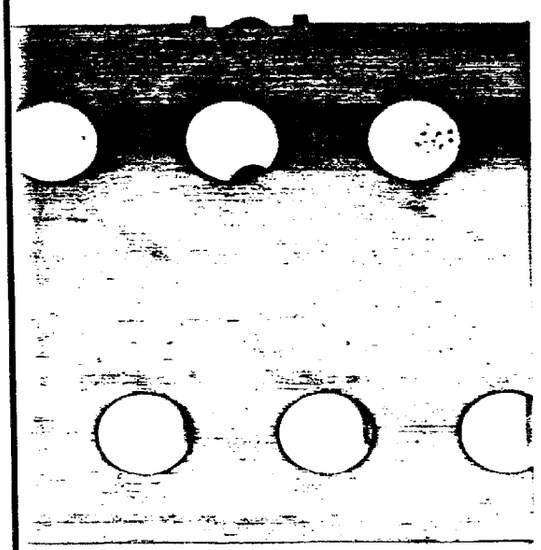
My Commission Expires: 12/28/88

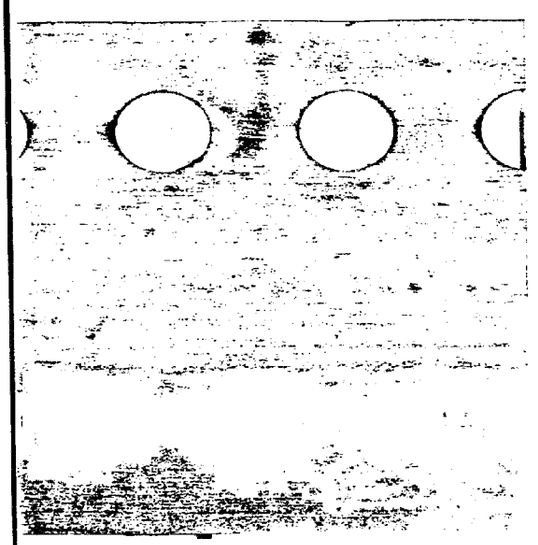
0615.2

IDENTIFI REFERENCE

FEB 19 11 20 AM '88

FILED & RECORDED
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7472 PAGE 654

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 12350.00
CON TX 34.44
PRFEE 0.50
WDEED 9.00
TOTAL 43.94
CHECK 43.94

02/19/88 01 11:21 0001 8289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 1 5 2

IDENTIFI REFERENCE

FEB 19 11 20 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 63059