#6704 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7522 PAGE 499

6653 04/21 0101 03CHECK 271.10

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES R. NELSON (NAME) | LEADER FEDERAL MORTGAGE, INC. (NAME) | Map 150-2 |
| 2956 Nautilus Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | Parcel 256 |
| Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, FAXON HOMES, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. NELSON and wife, ANNIE NELSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 134 on the Plan of Section Two Harbor Gate, as of record in Plat Book 6250, page 33, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Faxon Homes, Inc. by Quitclaim deed from Leader Enterprises, Inc. of record in Book 7228, Page 569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 1988 taxes, which have been prorated and assumed by the Grantees herein; (2) Easements in Book 5300, page 909 and Book 5904, page 79; and (3) All matters appearing on the plan of record in Plat Book 6250, page 33, said Register's Office.

APR 21 8 59 AM '88
ELLEX E. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

23248

This is improved(XX) unimproved ( ) property, known as 2956 Nautilus Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of April, 1988.

FAXON HOMES, INC.
By: E.J. Daniels
E.J. DANIELS
Vice President of Operations

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E.J. DANIELS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Operations of FAXON HOMES, INC., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of April, 1988.

My commission expires: 5/13/89

Catherine C. Hershey
Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

James R. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1988

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

Catherine C. Hershey
Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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WARRANTY DEED

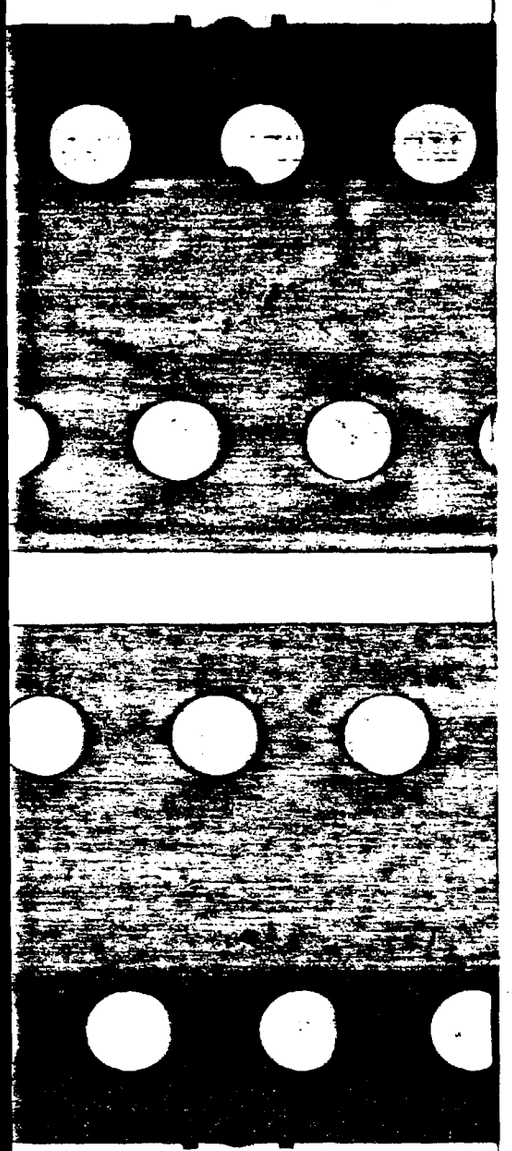
FROM

FAXON HOMES, INC.

TO

JAMES R. NELSON and wife, ANNIE NELSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**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 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 94500.00 |
| | | | | CON TX 264.60 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 271.10 |
| | | | | CHECK 271.10 |
| 04/21/88 | 01 | | | 09:01 0001 6653 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23248

IDENTIFICATION REFERENCE

Apr 21 8 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82768