BOOK 7602 PAGE 694 FORM No. WD-1

BK 3 5

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Randall W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 88

Carolyn Reed
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RANDALL W. DODD	DIAMOND MORTGAGE CORPORATION	MAP 52-12
(NAME)	(NAME)	
1108 Neelys Bend Road	P. O. BOX 60510	PARCEL 001
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	CHARLOTTE, NC 28260	11D72540
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, MARY GERTRUDE NELSON, WIDOW, by JOY S. NELSON, CO-CONSERVATOR for the Estate of MARY GERTRUDE NELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL W. DODD and wife, DEBORAH K. DODD

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.

TRACT ONE: Land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, June 30, 1952, as follows: BEGINNING at an iron pin in the southwesterly margin of Neely's Bend Road, at the northeast corner of the property conveyed to H. A. Bains and wife, Mary Lee Bains, by deed from Edward E. Marlin and wife, of record in Book 2018, page 49, said Register's Office; thence along Bains' easterly line, South 18 deg. 30 min. West 422.8 feet to an iron pin; thence in an easterly direction 100 feet to an iron pin; thence northeastwardly 359.5 feet to an iron pin in the southwesterly margin of Neely's Bend Road; thence with the margin of said road, northwestwardly 160 feet to the beginning.

TRACT TWO: A small tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a survey thereof by Cantrell, Connell & Morrison, September 10, 1952, as follows: BEGINNING at an iron pin at the southeast corner of the property conveyed to L. M. Nelson and wife, by deed of record in Book 2088, page 6, Register's Office for said County, said pin being 359.5 feet more or less from the southerly margin of Neely's Bend Road; thence South 22 deg. 28 min. East 175.5 feet to an iron pin in a fence line; thence along said fence line, North 63 deg. 33 min. West 81.5 feet to an iron pin in the southeast corner of the property conveyed to H. A. Bains and wife, by deed of record in Book 2018, page 49, said Register's Office; thence with Bains easterly line, North 15 deg. 28 min. East 159.9 feet to an iron pin at the southwest corner of the Nelson property above mentioned; thence with Nelsons rear line, South 74 deg. 32 min. East 100 feet to the beginning, containing 0.35 acres, more or less.

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN FOR CONTINUATION OF LEGAL

This is unimproved ( ) improved (XX) property, known as 1108 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 my hand this 13th day of July, 19 88

Joy S. Nelson, Co-Conservator
JOY S. NELSON, CO-CONSERVATOR

for the Estate of MARY GERTRUDE NELSON

BOOK 7602 PAGE 695

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 JOY S. NELSON

the bargainor _____, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 13th day of July 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

SCHEDULE A - CONTINUATION

OF LEGAL DESCRIPTION

Being the same property conveyed to L. M. Nelson and wife, Mary Gertrude Nelson by deeds of record in Book 2088, page 6, and Book 2096, page 204, Register's Office for Davidson County, Tennessee; the said L. M. Nelson having since died the property vests in Mary Gertrude Nelson.

The said Mary Gertrude Nelson being incapable of managing her estate and Joy S. Nelson having been appointed Co-Conservator of the Estate of Gertrude M. Nelson. Pursuant to the Order of Sale in the Probate Court for Davidson County, Tennessee, File No. 75997, dated July 8, 1988, Joy S. Nelson, Co-Conservator, is authorized to execute this instrument on behalf of Mary Gertrude Nelson.

Mary Gertrude Nelson and Gertrude M. Nelson are one and the same person.

Joy S. Nelson, co-conservator

JOY S. NELSON, CO-CONSERVATOR
for the Estate of MARY GERTRUDE NELSON

8341 07/19 0101 03CHECK 276.80

50377

IDENTIFICATION REFERENCE

Jul 19 10 23 AM '88

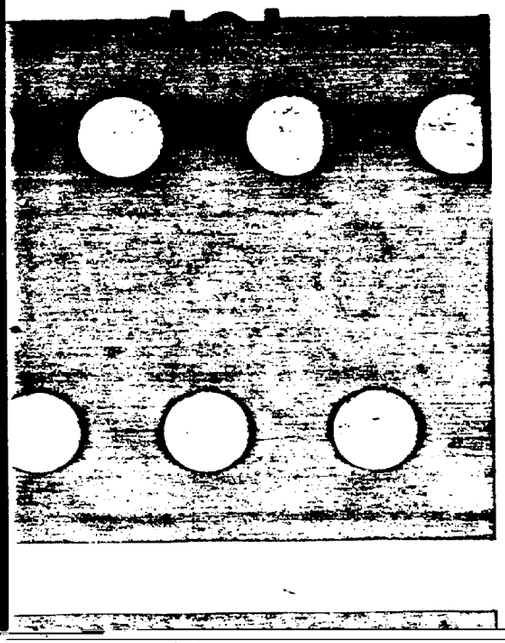
FILED & WILLIAM REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7602 PAGE 697

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
				CAMT 81000.00
				CON TX 267.30
				PRFEE 0.50
				WDEED 9.00
				TOTAL 276.80
				CHECK 276.80
07/19/88	01			10:24 0001 8341