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FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 48,762.34

Subscribed and sworn to before me, this the 30 day of September 19 88

Kimberly A. Nelson
Affiant

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12666
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James D. Nelson, Jr.	Carl E. Smith
529 Roosevelt	1711 Holly Street
STREET ADDRESS	STREET ADDRESS
Madison, TN 37115	Nashville, TN 37206
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO.	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Carmon J. Colvin, a widower

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James D. Nelson, Jr. and wife, Kimberly A. Nelson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 70 on the Plan of Madison Park, Section 3, of record in Plat Book 3500 at page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Carmon J. Colvin and wife, Opal R. Colvin by Deed of record in Book 6576 page 405, Register's office for said County. The said Opal Colvin now being deceased.
Carmon J. Colvin being one and the same person as Carmon Jack Colvin.
This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

7 3 1 6 4

IDENTIFICATION REFERENCE

Oct 4 9 16 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

3547 10/04 0101 03CHECK 167.54

THIS IS _____ IMPROVED PROPERTY KNOWN AS 529 Roosevelt, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 30 day of September 19 88

Carmon Jack Colvin

Carmon Jack Colvin

State of Tennessee
County of Davidson

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On this 30 day of September, 19 88, before me personally appeared Carmon Jack Colvin to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public

Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

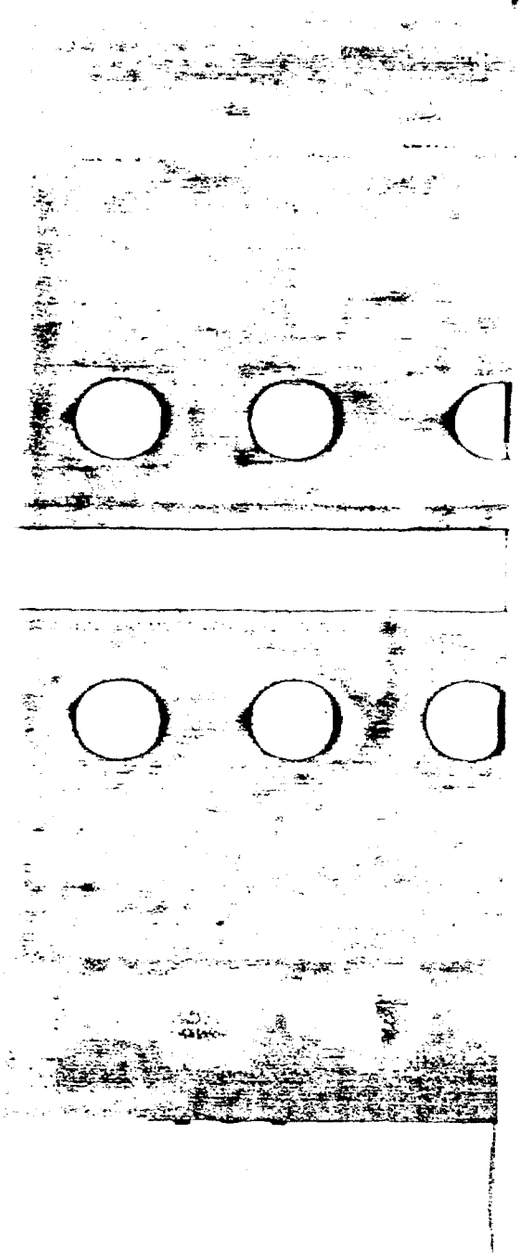
Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072



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 48762.34
CON TX 161.04
PRFEE 0.50
WDEED 6.00
TOTAL 167.54
CHECK 167.54

10/04/88 01 09:18 0001 3547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.31164

IDENTIFICATION REFERENCE

OCT 4 9 16 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 141387