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THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 7939 PAGE 377

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Samuel J. Nelson and Jo Ann Nelson c/o Alcoa, Ltd. 105 West Park Drive Brentwood, Tennessee 37027	Same	155-2-A 14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Samuel J. Nelson
AFFIANT

Subscribed and sworn to before me this 15th day of September, 1989.

Cheryl A. Thompson
NOTARY PUBLIC
My Commission Expires: 10/7/92

For and in consideration of the sum of Thirty-Five Thousand and No/100 Dollars ($35,000.00), the receipt of which is hereby acknowledged, the undersigned Grantor, P. V. Jackson, III, has bargained and sold and does hereby transfer and convey to the Grantees, Samuel J. Nelson and wife, Jo Ann Nelson, hereinafter referred to as the Grantees, and to the said Grantees' (successors) heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 14 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being the same property conveyed to P. V. Jackson, III by deed from Jeff G. Jones of record in Book 7327, page 932, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1989 taxes, which have been prorated and adjusted as of the date hereof, based upon the current tax assessment and rate.

This is unimproved property known as Lot No. 14, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221, and has never been used by Grantor as a residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantees and the said Grantees' heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1989. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, and to the said Grantees' heirs and assigns, against the lawful claims of all persons.

Witness Grantor's signature this 15TH day of September, 1989.

P. V. JACKSON, III

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 P. V. JACKSON, III, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 1989.

NOTARY PUBLIC
My Commission Expires: 9/26/92

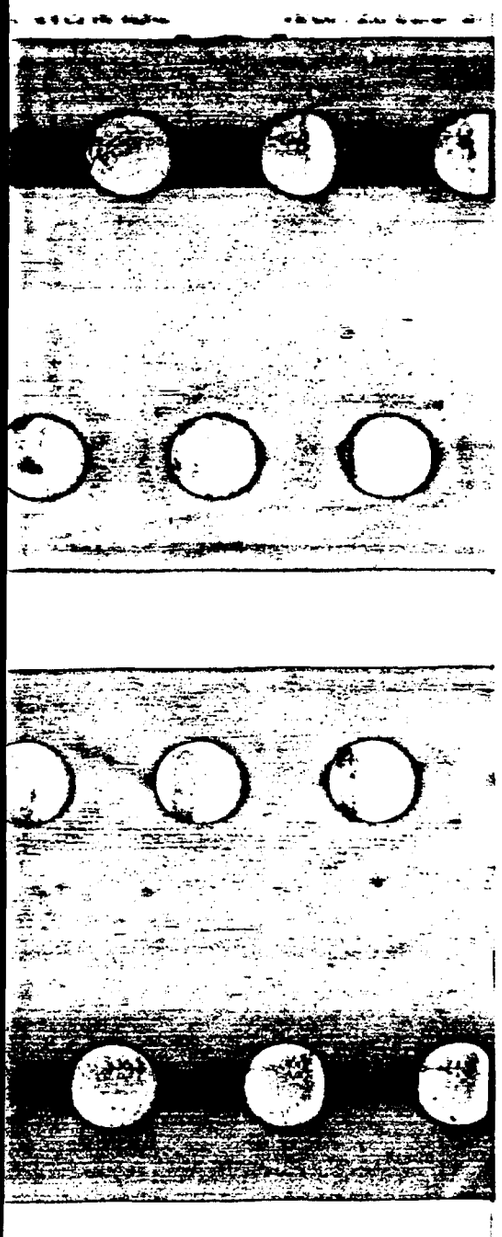
6662 9

IDENTIFICATION REFERENCE

SEP 15 1 19 PM '89

DAVIDSON COUNTY, TN

5275 09/15 0101 03CHECK 122.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7939 PAGE 379

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 35000.00
CON TX 115.50
PRFEE 1.00
WDEED 6.00
TOTAL 122.50
CHECK 122.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/15/88 01 16:19 0001 5275

66629

IDENTIFICATION REFERENCE

SEP 15 4 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249261