BOOK 7998 PAGE 967 BOX 1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~XXX~~ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 89

Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul C. Varga (NAME)	PHH US Mortgage Corporation (NAME)	MAP 131-8-B
107 Glendale Garden Drive (ADDRESS)	55 Haddonfield Road (ADDRESS)	PARCEL 13
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Cherry Hill, NJ 08002 (CITY) (STATE) (ZIP)	16-DA-40374

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, Donald E. Nelson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul C. Varga, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Glendale Garden, Amended, of record in Book 6900, Page 273, Register's Office for said County.

Said Lot No. 13 fronts 60.00 feet on the easterly margin of Glendale Garden Drive and extends back 134.86 feet on the northerly line and 134.77 feet on the southerly line to a dead line in the rear, measuring 60.00 feet thereon.

*

This conveyance is subject to Restrictive covenants of record in Book 6544, Page 199, Book 6658, Page 268, Book 6356, Page 222 and Plat Book 6900, Page 273 Register's Office said County.

This conveyance is subject to any and all existing restrictions and easements of record.

*Being the same property conveyed to Donald E. Nelson, Unmarried by Deed from Medlin-Wherry Building Co., Inc. filed September 21, 1987, in Book 7357, Page 573, Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 107 Glendale Garden Drive, Nashville, Tennessee 37204
(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 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 31st day of July, 19 89

X Donald E. Nelson
Donald E. Nelson

BOX 1

BOOK 7998 PAGE 968

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Nelson, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Atlanta, GA ~~TENNESSEE~~ this 31st day of July 1989.

Commission expires

Barbara M. Lacy
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 oath(s) acknowledged to be the and respectively of the within named bargainor, and that 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

87127

IDENTIF. REFERENCE

Dec 5 2 20 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Donald E. Nelson, unmarried

TO

Paul C. Varga

RETURN TO:

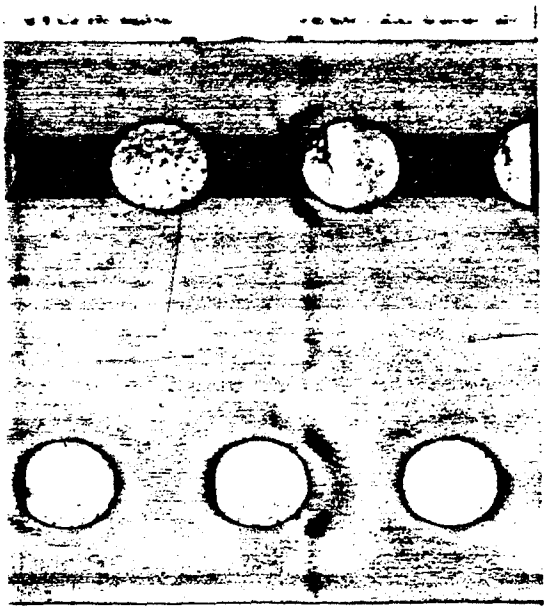
CUMBERLAND TITLE COMPANY

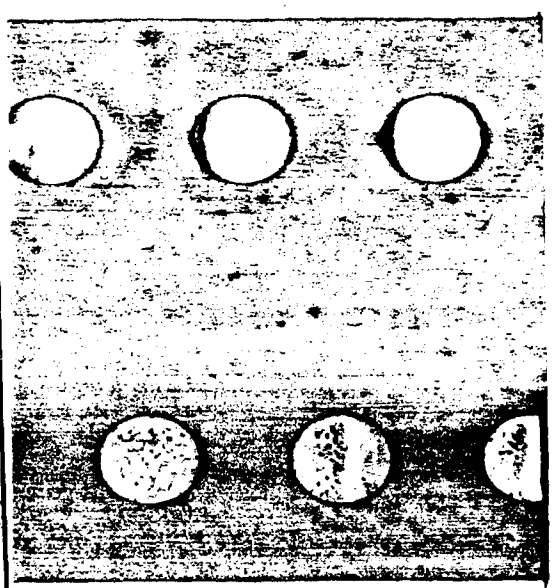
☐ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
[illegible]

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7998 PAGE 969

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	172000.00
			CON TX	567.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	574.60
			CHECK	574.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 14:20 0001 1982

87127

IDENTIF. REFERENCE

DEC 5 2 20 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 273182