Realty Title 45

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: July 13, 1991

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Nelson	First American National Bank	117-3-e-3.00
(NAME)	(NAME)	
3 Sharonwood Drive	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(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, WE, Jean S. Horton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Nelson and wife, Holly S. Nelson

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 Unit No. 3 on the Plan of Sharonwood Condominimums, of record in Book 6200, Page 497, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean S. Horton, unmarried by deed from 2122 Sharondale Partnership, a Tennessee general partnership composed of Timothy Granikar and Edward L. Landers, Jr., of record in Book 7414, Page 578, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of Sharonwood Homeowners Association of record in Book 7124, Page 177; amended in Book 7274, Page 163; all matters as shown on the Plan of record in Book 6200, Page 497; amended in Book 6200, Page 561; Storm Water Detention Agreement in Book 6826, Page 142, Register's Office for Davidson County, Tennessee.

2 0 0 1 4

IDENTIF. REFERENCE

APR 19 10 07 AM '90

DAVIDSON COUNTY TN...

2580 04/19 0101 03CHECK 493.75

unimproved ( )
This is improved (XX) property, known as 3 Sharonwood Drive, Nashville, TN 37215
(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 18th day of April, 19 90

Jean S. Horton Jean S. Horton

BOOK 8091 PAGE 406

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Jean S. Horton, unmarried

with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 18th day of April, 1990

Notary Public Teresa L. Beard

My commission expires: July 13, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

DEED

FROM

Jean S. Horton, unmarried

TO

Richard H. Nelson and wife, Holly S. Nelson

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8091 PAGE 407

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 147500.00
CON TX 486.75
PRFEE 1.00
WDEED 6.00
TOTAL 493.75
CHECK 493.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/19/90 01 10:03 0001 2580

2 0 0 1 4

IDENTIF. TREFERENCE

APR 19 10 07 AM '90

DAVIDSON COUNTY TN.

No. 31167