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MAP: 96-10
PARCEL: 234

This Instrument Prepared
From Information Furnished
by the Parties by
Imogene W. Bolin
P. O. Box 467
Smyrna, TN 37167

9720 02/27 0101 03CHECK 194.47

Mail

SEND TAX BILLS TO:

Fleet Funding
P.O. Drawer F-20
Florence, SC 29501

NAME AND ADDRESS OF NEW OWNERS:

Rodney D. Nelson
725 Braidwood Drive
Nashville, TN 37214

FELIX Z. WELLS, JR. REGISTER
DAVIDSON COUNTY, TN.
FEB 27 6 44 AM '91

IDENTIF. REFERENCE

95478

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY/ASSUMPTION DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; and other good and valuable consideration; a part of which is the assumption of one certain trust deed dated November 24, 1987, and filed for record December 1, 1987, in the office of the Register of Deeds of Davidson County, Tennessee, in Book 7414, page 106, and note of even date thereby secured, in the original principal amount of $55,750.00, payable to Lomas & Nettleton Company which was assigned to Fleet Real Estate Funding Corp. by instrument of record in Book 7805, page 565, which debt the Grantees herein assume and agree to pay as part payment of the purchase price;

I, the undersigned, **SAMUEL L. WALLS, Married**, have bargained and sold and do hereby transfer and convey unto **RODNEY D. NELSON and wife, JESSICA L. NELSON**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> Being Lot No. 316 on the Plan of Cloverhill, Section VII of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Samuel L. Walls, single by Deed of record in Book 7414, page 103, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record in the Register's Office of Davidson County, Tennessee to restrictive covenants of record in Book 2273, page 88, said Register's Office and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as hereinabove set forth. The 1991 property taxes are assumed by the Grantees.

Ruth H. Walls, spouse of Samuel L. Walls, joins in this conveyance for the sole and express purpose of conveying her marital interest in said property and for no other purpose.

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 herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of Deed.

The Grantors hereby transfer and assign to the Grantees all right, title and interest which they may have in and to the escrow account associated with the above referenced indebtedness.

WITNESS OUR HANDS, this the 22nd day of February, 1991.

Samuel L. Walls
SAMUEL L. WALLS

Ruth H Walls
RUTH H. WALLS

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SAMUEL L. WALLS and wife, RUTH H. WALLS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY/ASSUMPTION DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 22nd day of February, 1991.

Imogene W. Bolin
Notary Public

My commission expires: 8-28-94

AFFIDAVIT OF VALUE

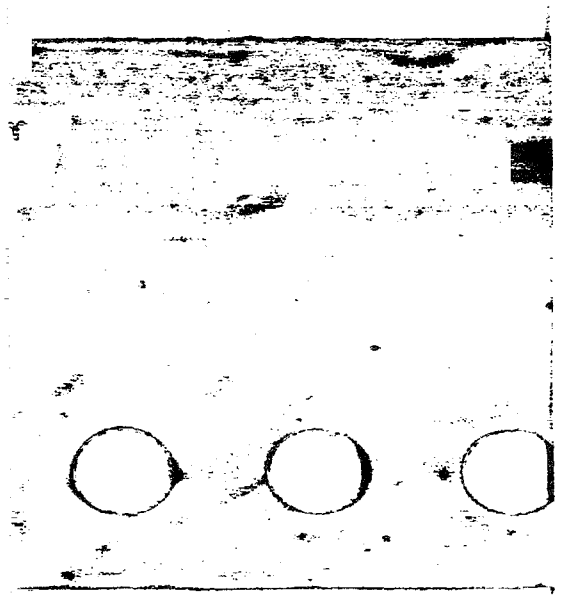
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,850.79, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rodney D Nelson
Affiant

SWORN to and subscribed before me this the 22 day of February, 1991.

Imogene W. Bolin
Notary Public

My commission expires: 8-28-94



OFFICIAL RECEIPT

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

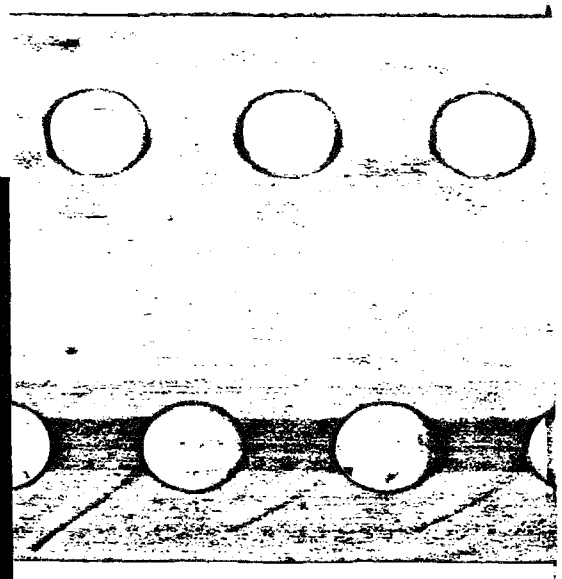
RECEIVED OF _____

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	55850.79
CON TX	184.47
PRFEE	1.00
[illegible]	9.00
TOTAL	194.47
CHECK	194.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/91 01 09:46 0001 9920

95478

IDENTIF. TREFERENCE

FEB 27 9 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 400168