mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

LAURA J. MEADOWS
301 Randy Rd.
Madison, TN 37115

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 119-13
PARCELS 237 AND 238

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00, THIS 19th DAY OF JUNE, 1992.

Laura J Meadows
AFFIANT

Subscribed and sworn to me, this the 19th day of JUNE, 1992.

Notary Public
My commission expires: 5-11-96

23946

IDENTIF. REFERENCE

Jun 20 2 16 PM '92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, KEITH E. NELSON ET UX, SHERRY Y. NELSON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said LAURA J. MEADOWS, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

6430 06/30 0101 03CHECK 21.10

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 511 W. RADNOR STREET, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 19th day of JUNE, 1992.

Keith E. Nelson
KEITH E. NELSON

Sherry Y. Nelson
SHERRY Y. NELSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH E. NELSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of JUNE, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY Y. NELSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of JUNE, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

BEING Lot Nos. 107 and 108 on the Plan of College Heights, as of record in Plan Book 332, page 19, Register's Office for Davidson County, Tennessee.

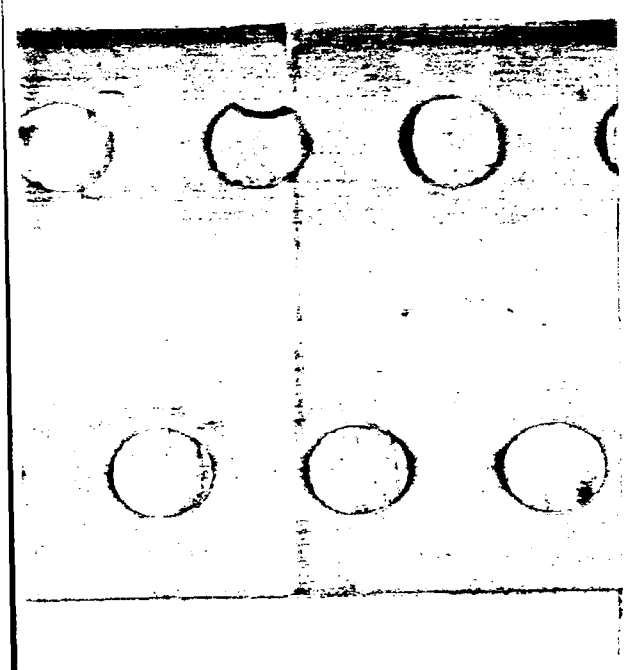
Said Lots Nos. 107 and 108 each front 50 feet on the south side of Radnor St. and run back southwardly 169 feet to an alley.

Being the same property conveyed to Keith E. Nelson and wife, Sherry Y. Nelson, by Quitclaim Deed from Louise L. Ranstad, an unmarried person, of record in Book 8167, page 365, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years (map 119-13, parcels 237 and 238).

2. All matters set forth on Plan of College Heights, of record in Book 332, page 19, said Register's Office.



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

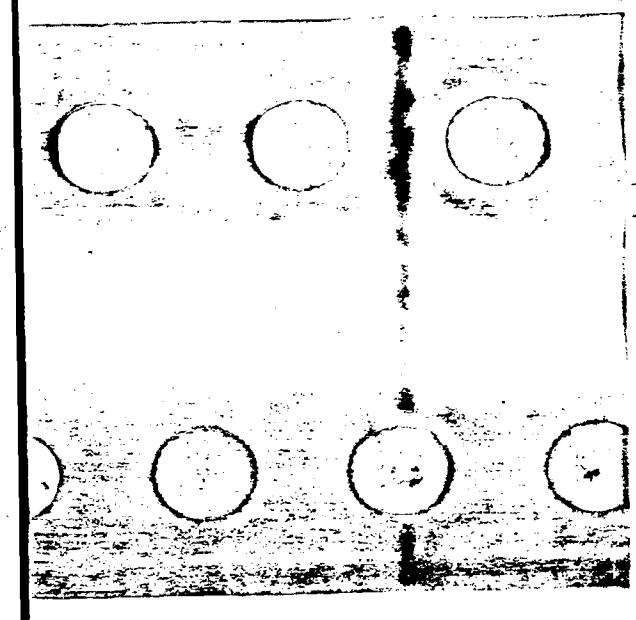
RECEIVED OF _____

FOR _____

BOOK 8664 PAGE 824

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	9.00
TOTAL	21.10
CHECK	21.10

06/30/92 01 14:17 0001 6430

23946

IDENTIF. REFERENCE

JUN 30 2 16 PM '92

DAVIDSON COUNTY TN.

No. 546121