22

FORM NO. WD-1

BOOK 8968 PAGE 941

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,706.60

Shirley Ann Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1993

L. Duke Tatum
Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY TATUM & JONES, ATTORNEYS		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS SHIRLEY ANN WOODS	~~XXXXXXXXXX~~ Mortgagee: First Tennessee Bank National	MAP PARCEL NUMBERS 98-5-140
(NAME) 5306 Hunters Point Court	(NAME) Post Office Box 474	04D 90834
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Memphis, TN 38101-0474	
(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, DAVID M. NELSON AND WIFE, KATHRYN L. NELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY ANN WOODS, A MARRIED PERSON

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. 41A on the plan of Zone Lot Division Lots 38, 41 and 43, Hunters Point Subdivision, of record in Book 5200, page 736 as amended in Book 6250, page 319, Register's Office for said County.

Said Lot 41A fronts 65.72 feet on the Southwesterly margin of Hunters Point Court and extends back 111.15 feet on the Northeasterly line and 186.39 feet on the Southwesterly line to a dead line in the rear, measuring 84.82 feet thereon. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED.

Being the same property conveyed to David M. Nelson and wife, Kathryn L. Nelson by deed from Wanda J. Williams, unmarried of record in Book 7864, page 555, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6279, page 741; Book 6250, page 319, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7864, page 558 and as re-recorded in Book 7874, page 950, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.**

~~XXXXXXXXXX~~ This is improved (A) property, know as 5306 Hunters Point Court, Hermitage, TN 37076
(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 convenant 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 their hand s this 1st day of June, 19 93

David M. Nelson
DAVID M. NELSON

Kathryn L. Nelson
KATHRYN L. NELSON

STATE OF TENNESSEE
Davidson County

BOOK 8968 PAGE 942

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID M. NELSON AND WIFE, KATHRYN L. NELSON

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 19 93.

Commission expires 9/25/93

I. Dyke Tatum
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED
DAVID M. NELSON AND WIFE,
FROM
KATHRYN L. NELSON

SHIRLEY ANN WOODS, A MARRIED
TO
PERSON

TATUM & JONES, ATTORNEYS
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

2901 06/03 0101 03CHECK 203.99

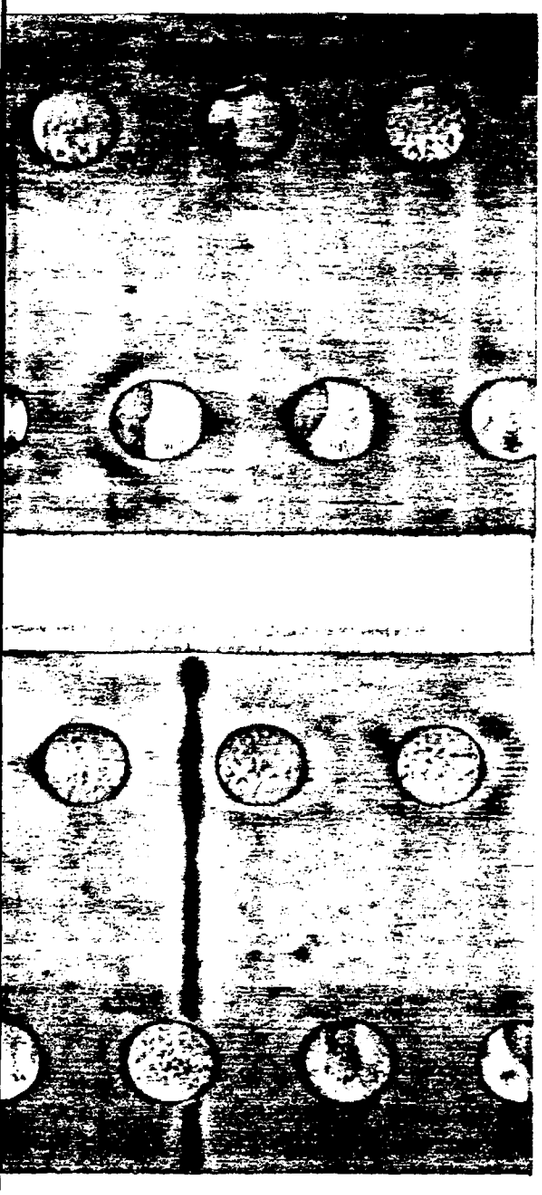
**This property is conveyed subject to a deed of trust against same made by the grantors dated July 13, 1989, in the amount of $54,500.00 and recorded in the Register's Office for Davidson County, Tennessee in Book 7864, page 558 and as re-recorded in Book 7874, page 950. The grantee agrees to assume and pay the same as part of the consideration of this conveyance. The grantee also hereby assumes the obligation of David M. Nelson and wife, Kathryn L. Nelson under the terms of the instruments creating the loan to indemnify the U.S. Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

26090

IDENTIFICATION REFERENCE

JUN 3 10 02 AM '93

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8968 PAGE 943

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
				CAMT 52706.60
				CON TX 194.99
				PRFEE 1.00
				MDEED 8.00
				TOTAL 203.99
				CHECK 203.99
			06/03/93 01	10:02 0001 2901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

260900

IDENTIFICATION REFERENCE

JUN 3 10 02 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658253