07597

IDENTIF. & REFERENCE PICK-UP

Prepared by:
**Monica D. Edwards, Esq.**
112 Stahlman Building
Nashville, Tennessee 37201

94 JAN 13 PM 2:28

REGISTER'S OFFICE TN. BOOK 9220 PAGE 426

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**ADDRESS OF NEW OWNER:**
George E. Thompson
1700 Windover Drive
Nashville, TN 37218

**SEND TAX BILLS TO:**
Same

**MAP:** 81-15
Parcel 499
02W 23845

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**WARRANTY DEED**

**FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND FIVE HUNDRED ($1,500.00) DOLLARS, TOMMIE S. NELSON, GRANTOR,** has bargained and sold, and by these presents does transfer and convey unto the said **GEORGE E. THOMPSON, GRANTEE** herein, his heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

**BEING** the Easterly 36 feet of Lot No. 16 on the Map of the Bransford Realty Company's subdivision of Lots Nos. 1 and 3 and part of 2 of the James Hamilton Tract, as of record in Book No. 332, Page 166, Register's Office for said County.

**SAID** easterly part of Lot No. 16 fronts 36 feet on the Northerly side of Scovel Street, formerly Madison Street, and runs back between parallel lines 152.6 feet, more or less, to an alley.

**BEING** part of the same property conveyed to Tommie S. Nelson by deed from Lurline Seniors, while reserving a life estate, of record in Book 3159, Page 443, Register's Office for Davidson County, Tennessee. The said Lurline Seniors having since died.

**INCLUDED BUT EXPRESSLY EXCLUDED** from the above property description is a portion of the property conveyed to the State of Tennessee for highway purposes, Project #I-265-3(7)86, of record in Book 4187, Page 284, Register's Office for Davidson County, Tennessee, specifically set forth as follows:

**BEGINNING** at a point on the northerly margin of Scovel Street, said point being the southeasterly corner of Lot No. 16 in the Bransford Realty Companys' Subdivision of Lots in the James Hamilton Tract, of record in Book 332, Page 166, Register's Office for Davidson County, Tennessee; thence along the easterly boundary of said Lot No. 16 and the westerly boundary of a tract of land conveyed by deed of record in Book 1759, Page 276, Register's Office for Davidson County, Tennessee, N 16 deg. 54'53" W 41.74 feet to a point; thence S 43 deg. 58' 46" W 41.20 feet to a point on the lane of severance between the westerly 2 feet and the easterly 36 feet of said Lot No. 16; thence along said line between the westerly 2 feet and the easterly 36 feet of said Lot No. 16 S 16 deg. 54'53" E 21.44 feet to a point on the northerly margin of Scovel Street; thence along said margin of Scovel Street, and the southerly boundary of said Lot No. 16, N 73 deg. 30'29" E 36 feet to the point of beginning. **CONTAINING** 1137 sq. ft. more or less.

LURLINE SENIORS and LURLINE SENIOR is one and the same person.

HOWARD W. NELSON, spouse of Grantor joins in this conveyance for the purpose of conveying any and all rights he may have in the property by virtue of marriage.

**This is unimproved property know as 1614 Scovel Street, Nashville, Tennessee 37208.**

**TO** have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, his heirs and assigns, forever. And **GRANTOR** does covenant with the said **GRANTEE** that **GRANTOR** is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns against the lawful claims of all persons, whomsoever.

**WITNESS** our hands this 3rd day of ~~December, 1993.~~ January 4, 1994

Tommie S. Nelson — Howard W. Nelson

**TOMMIE S. NELSON** **HOWARD W. NELSON**

**STATE OF FLORIDA** )
)
**COUNTY OF MARION** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TOMMIE S. NELSON** and spouse, **HOWARD W. NELSON**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marion County, Florida, this 3rd day of ~~December, 1993.~~ January, 1994

OFFICIAL NOTARY SEAL
CYNTHIA D WADE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC304198
MY COMMISSION EXP. AUG. 1,1997

Cynthia D Wade My Commission Expires: 8-1-97
**NOTARY PUBLIC**

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

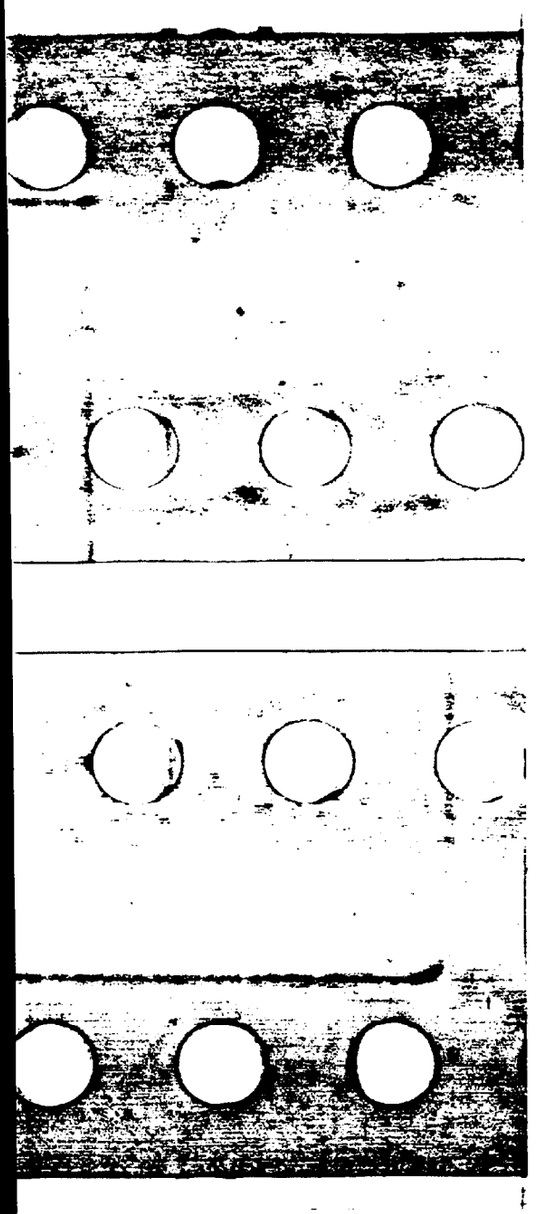
The actual consideration for this transfer or value of property (whichever is greater) is **ONE THOUSAND FIVE HUNDRED ($1,500.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy E. Thompson
**AFFIANT**

**SWORN** to and **SUBSCRIBED** before me this 12th day of ~~December~~ January, 1994.

Ronda D Edwards My Commission Expires: 11/22/97
**NOTARY PUBLIC**

95579 01/13/94 0001 03CHECK 14:55



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

RECEIVED OF _____

FOR _____

BOOK 9220 PAGE 428

| | | |
|---|---|---|
| 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 | ~~1500.00~~ |
| | | | CON TX | 5.55 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 14.55 |
| | | | CHECK | 14.55 |
| 01/13/94 | 01 | | 14:27 0001 | 9611 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

07597
IDENTIF. ↑ REFERENCE

94 JAN 13 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.745605**