8x53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: 4/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE D. WITT (NAME)	SAME (NAME)	MAP 86-04
4300 OAKCREST LANE (ADDRESS)	(ADDRESS)	GROUP A
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 1.00CO

FOR AND 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, JOHN W. NELSON AND WIFE, MONICIA ANN NELSON AND MONICIA ANN NELSON AS HEIR OF JESSIE E. DUNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE D. WITT AND WIFE, EVA JANE WITT

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. 1 on the Plan of Phase 1-A, Oakcrest, of record in Plat Book 6200, page 646, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jessie I. Dunn, a married person, John W. Nelson and wife, Monicia Ann Nelson by deed of record in Book 8104, page 675, Register's Office for Davidson County, Tennessee; the said Jessie I. Dunn having since died February 28, 1994 and pursuant to the Last Will and Testament of Jessie I. Dunn of record in Will Book 189, page 447, Probate Court for Davidson County, Tennessee, her interest in the property vests in her daughter Monicia Ann Nelson.

94 NOV 22 AM 9:54
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE
10928

unimproved ( )
This is improved (X) property, known as 4300 OAKCREST LANE, 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 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 our hand s this 18th day of November 19 94

JOHN W. NELSON

MONICIA ANN NELSON, AS HEIR OF JESSIE E. DUNN

MONICIA ANN NELSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Book 9526 Pg 492

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MONICIA ANN NELSON AND JOHN W. NELSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t hey executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 18th day of November 19 94.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

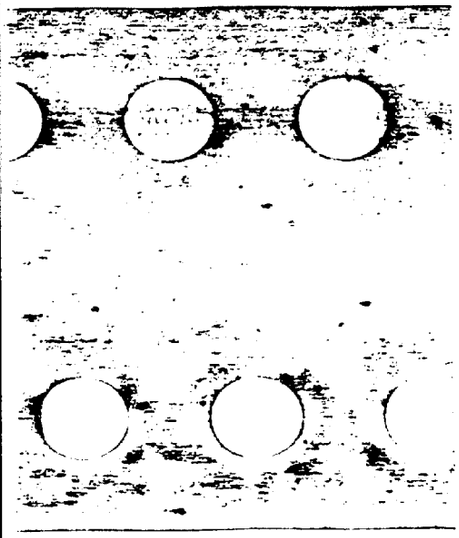
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

94 NOV 22 PM 01:03 CHECK

749.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526 PG 493

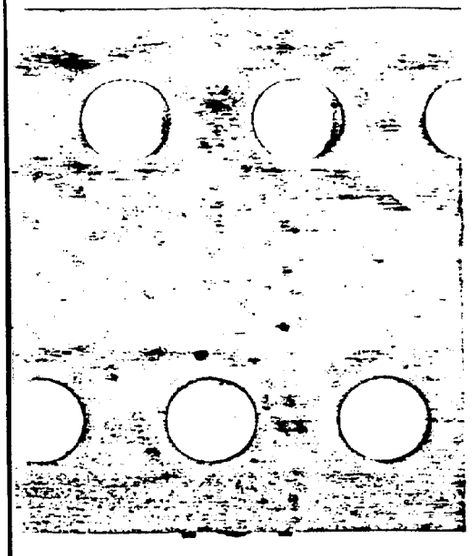
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
MTEED 8.00
TOTAL 749.00
~~PAID 749.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~02 97454 3002 5170~~



10928
IDENTIF. ↑ REFERENCE

94 NOV 22 AM 9:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 856243