K 9538

BOOK 9538 PG 621

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5th DAY OF December 1994

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson and Dorothy Davidson Nelson (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	Map 103-14
840 Neartop Drive (ADDRESS)	First American Center (ADDRESS)	Parcel 29
Nashville, Tn 37205 (CITY) (STATE) (ZIP)	Nashville, Tn 37237 (CITY) (STATE) (ZIP)	8DA-58415

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, JAN MEYER FLEMING, Executrix of the Estate of and Devisee Under Will of Iris Marie Meyer, a/k/a Marie M. Meyer and BETH ALYSON Meyer-Smith, Devisee Under Will of Iris Marie Meyer HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSCAR TIVIS NELSON, JR. AND WIFE, PATRICIA O'CONNOR NELSON AND A LIFE ESTATE INTEREST TO DOROTHY DAVIDSON NELSON

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. 30 on the Plan of Hillwood Terrace, of record in Book 2663, Page 50, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Sylvan E. Meyer and wife, Marie M. Meyer by deed from Hendley and Whiteside Builders, Inc. of record in Book 2880, Page 545, Register's Office for Davidson County, Tennessee. The said Sylvan E. Meyer having since died on February 7, 1987 and the said Marie M. Meyer a/k/a Iris Marie Meyer having since died on May 15, 1994. The said Jan Meyer Fleming being named as Executrix of the Estate of and Devisee under the Will of Iris Marie Meyer and the said Beth Alyson Meyer being named as Devisee under Will of Iris Marie Meyer, which certified copy of said Will being recorded simuntaneously herewith.

This conveyance is made subject to Restrictive Covenants for Hillwood Terrace as of record in Book 2750, Page 338 and Book 2750, Page 521, Register's Office for Davidson County, Tennessee.

MAH-ENV.

94 DEC -6 AM 8:42
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
14809

unimproved ( )
This is improved (X) property, known as 840 Neartop Drive, Nashville, TN 37205
(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 5th day of December 1994

ESTATE OF IRIS MARIE MEYER
by: Jan Meyer Fleming
Jan Meyer Fleming
Executrix and Devisee

Beth Alyson Meyer-Smith
Beth Alyson Meyer-Smith
Devisee

BOOK 9538 PG 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jan Meyer Fleming and Beth Alyson Meyer-Smith

the bargainor S, 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 Madison, Tennessee, this 5th day of December, 1994

Commission expires 5/23/98

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, a 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

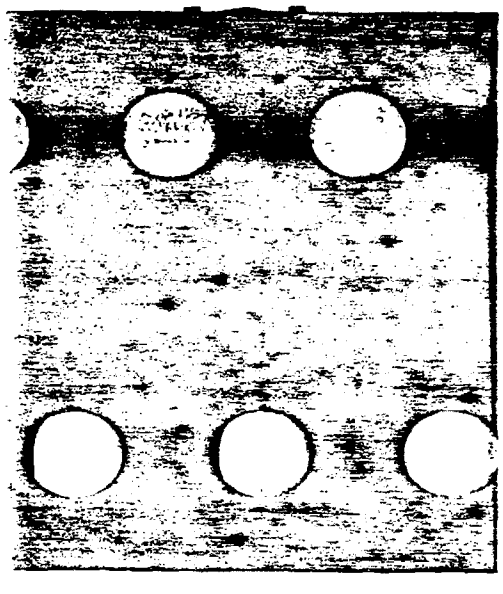
0366 12/06 0101 03CHECK 489.63

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM: ESTATE OF IRIS MARIE MEYER

TO: OSCAR TIVIS NELSON, JR. et al



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

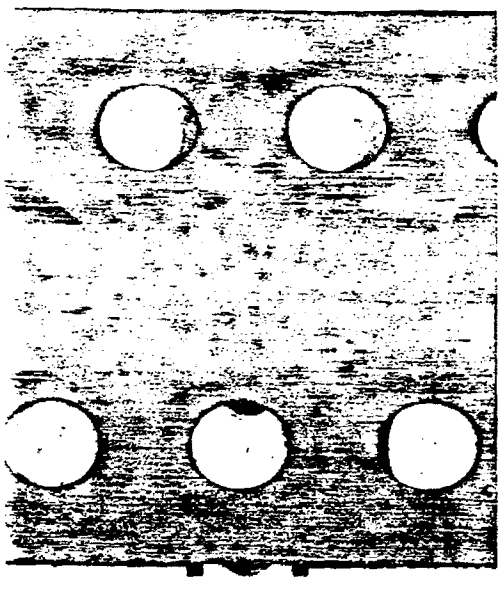
RECEIVED OF _____

FOR _____

BOOK 9538 PG 623

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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK 489.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3 0001 0366

14809
IDENTIF. # REFERENCE

93 DEC -6 AM 8:42
REGISTER
DAVIDSON COUNTY, TN.

No. 860366