Bay 428

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9541 PG 450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF December, 19 94

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
INNES ARMISTEAD NELSON	SAME	131-1-C-14
(NAME)	(NAME)	
4104 Dorman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we IRENE SPURRIER PENDERGRAST, AS TO AN UNDIVIDED 1/2 INTEREST, AND IRENE SPURRIER PENDERGRAST AND JACK PENDERGRAST, AS TRUSTEES OF THE LUCIA SPURRIER DRIER TRUST, AS TO AN UNDIVIDED 1/2 INTEREST.
hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

INNES ARMISTEAD NELSON AND WIFE, SARA NELSON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4104 on the Plan of Park Place, of record in Book 4860, page 124, as revised in Book 5050, page 98 and Book 5316 page 227, Register's Office for said County. Reference to said plat is hereby made for a more complete description.

Being the same property conveyed to Margaret N. Spurrier by deed from Joanna G. Phillips and husband, John C. Phillips, of record in Book 6485, page 473, Register's Office for said County, the said Margaret N. Spurrier having since died. The Will of Margaret N. Spurrier of record in Will Book 193, page 489, Davidson County Probate Court Clerk's Office, devised the subject property to Irene Spurrier Pendergrast as to an undivided 1/2 interest and Irene Spurrier Pendergrast and Jack Pendergrast, as Trustees of the Lucia Spurrier Drier Trust created pursuant to the terms of said Will, as to an undivided 1/2 interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

This is improved (XX) unimproved ( ) property, known as 4104 Dorman Drive (House Number) (Street) Nashville, TN 37215 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 5th day of December 5, 19 94.

Irene Spurrier Pendergrast, Executrix
IRENE SPURRIER PENDERGRAST, EXECUTRIX

Irene Spurrier Pendergrast
IRENE SPURRIER PENDERGRAST

Gayle Dearborn Vance, Executrix
GAYLE DEARBORN VANCE, EXECUTRIX

Irene Spurrier Pendergrast, Trustee
IRENE SPURRIER PENDERGRAST, TRUSTEE

Jack Pendergrast, Trustee
JACK PENDERGRAST, TRUSTEE

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9541 PG 451

STATE OF ~~TENNESSEE~~ TEXAS }
County of HARRIS }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Irene Spurrier Pendergrast, individually and as Executrix of the Estate of Margaret N. Spurrier, deceased., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of December, 19 94.

My Commission expires:

JANE McFADDIN
MY COMMISSION EXPIRES
September 9, 1997

Jane McFaddin
Notary Public

STATE OF ~~TENNESSEE~~ TEXAS }
County of HARRIS }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Irene Spurrier Pendergrast and Jack Pendergrast, TRUSTEES, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5th day of December, 1994.

My Commission expires:

JANE McFADDIN
MY COMMISSION EXPIRES
September 9, 1997

Jane McFaddin
Notary Public

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 Gayle Dearborn Vance, Executrix of the Estate of Margaret N. Spurrier, deceased., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of December, 19 94.

My Commission expires:
11/28/98

J Lynn Smith
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

K 9541

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 4860, page 124, amended in Book 5050, page 98 and amended in Book 5316, page 227, Register's Office for said County.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments special assessments, charges and liens, contained in an instrument of record in Book 5041, page 433, Register's Office for Davidson County, Tennessee.

1318 12/08 0101 03CHECK 971.30

15662

RECD FOR REC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9541 PG 453

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	
	259000.00
CON TX	958.30
PRFEE	1.00
WDEED	12.00
TOTAL	971.30
CHECK	971.30

12/02/94 01 10:34 0001 1318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15662

IDENTIF. & REFERENCE

94 DEC -0 AM 10: 33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 861300