This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

BOOK 9544 PG 341

mail

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
David Lawrence	Same	Map 103-6
5551 Knob Road		Parcel 224
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Robert T. Nelson (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto David Lawrence (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) all visible easements and encroachments; (4) rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any matters not of record which would be disclosed by an accurate survey and inspection of the premises; (5) a drainage culvert along the rear property line, a 30-foot setback line from Knob Road and a 20-foot utility easement containing a 10" sewer line along the rear line as shown on the Plan of record in Book 1424, page 145; (6) Deed of Easement of record in Book 5238, page 555, said Register's Office; (7) Deed of Easement of record in Book 5242, page 122, said Register's; and (8) Deed of Easement of record in Book 5252, page 321, said Register's Office. Grantor further covenants and binds himself, his heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set his hand, this 8th day of December, 1994.

Robert T. Nelson

ROBERT T. NELSON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Herbert Marshall Greene, a Notary Public in and for the County and State aforesaid, personally appeared Robert T. Nelson, with whom I am personally acquainted, the within named bargainor, and that he acknowledged upon oath or affirmation that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of December, 1994.

Notary Public

My commission expires:
3/21/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Seventy Four Thousand and No/100's Dollars ($74,000.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 8th day of December, 1994.

NOTARY PUBLIC

My commission expires:
3/21/98

j:\nelson\warranty.dee

BOOK 9544PG344

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Brookside Court Subdivision, as of record in Book 1424, page 145, said Register's Office.

SAID lot No. 29 fronts 71 feet on the easterly side of Knob Road and runs back 216 feet on the northerly line and 215 on the southerly line to a line in the rear which measures 91.7 feet.

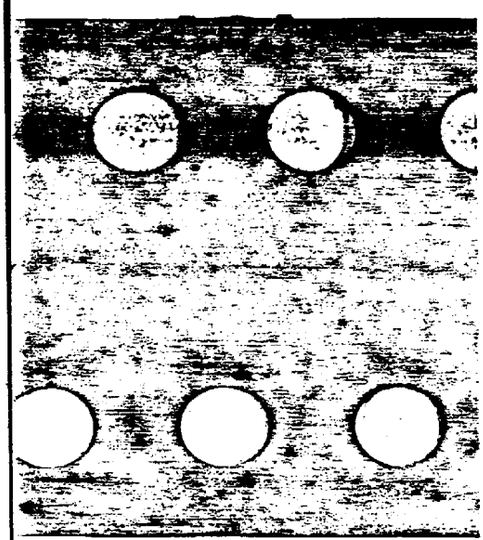
BEING the same property conveyed to the Robert T. Nelson by deed of record in Book 5879, page 269, Register's Office for Davidson County, Tennessee.

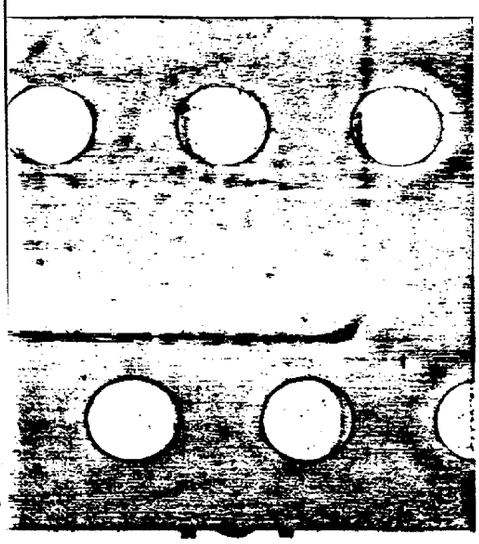
16808
IDENTIF. # REFERENCE

94 DEC 13 AM 10:51
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2636 12/13 0101 03CHECK 290.80

c:\nelson\exhibit.a





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

RECEIVED OF _____

FOR _____

BOOK 9544 PG 345

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	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	16.00
TOTAL	290.80
CHECK	290.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/15/94 01 0052 0001 2636

16808
IDENTIF. ↑ REFERENCE

94 DEC 13 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862600