THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. **AFFIANT** Subscribed and sworn to before me, this 15th day of May, 1995. Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Donald L. Holmquest and Ann N. James 1617 Ash Valley Drive Nashville, TN 37215	Third National Bank P. O. Box 305110 Nashville, TN 37230-5110	131-13-046 FH 09998

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOREN D. NELSON AND WIFE, NANCY R. ST. CLAIR**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD L. HOLMQUEST AND WIFE, ANN N. JAMES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the revised plan of Subdivision of Lot 7 and a portion of Lot 6 Westwood Subdivision, of record in Book 5190, page 403, re-recorded in Book 5190, page 435, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of North Stanford Drive, said iron pin being located at the point of intersection of said roadway and the common corners of Lots 6 and 7 of Westwood Subdivision of record in Book 974, page 14, Register's Office for Davidson County, Tennessee; thence North 61 deg. 50 min. East for distance of 492.84 feet along the boundary line of said Lots 6 and 7 to a point, being the point of beginning for the hereindescribed tract: from said point of beginning continuing North 62 deg. 36 min. 56 sec. East for a distance of 298.35 feet to a point; thence North 4 deg. 25 min. 45 sec. West 28.93 feet to a point; thence North 88 deg. 28 min. East 50.0 feet to a point in the westerly margin of Lot 255, Section Two, Tynewood Estates, of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee: thence South 2 deg. 08 min. West for a distance of 253.60 feet to a point;

thence South 3 deg. 07 min. East for a distance of 62.50 feet to a point; thence South 67 deg. 59 min. 28 sec. West for a distance of 308.65 feet to a point; thence North 4 deg. 25 min. 45 sec. West for a distance of 264.88 feet to the point of beginning.

Being the same property conveyed to Loren D. Nelson and wife, Nancy R. St. Clair by deed from David Bear and wife, Laurie Hammer of record in Book 7920, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5190, page 403, and re-recorded in Book 5190, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as 1617 Ash Valley Drive, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 15th day of May, 1995.

Loren D. Nelson

Nancy R. St. Clair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOREN D. NELSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 1995.

Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY R. ST. CLAIR**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 1995.

Wesley D. Turner
Notary Public

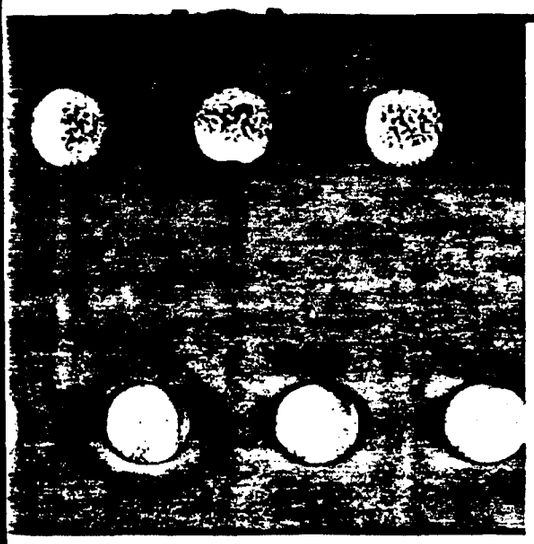
My Commission Expires: 7/22/95

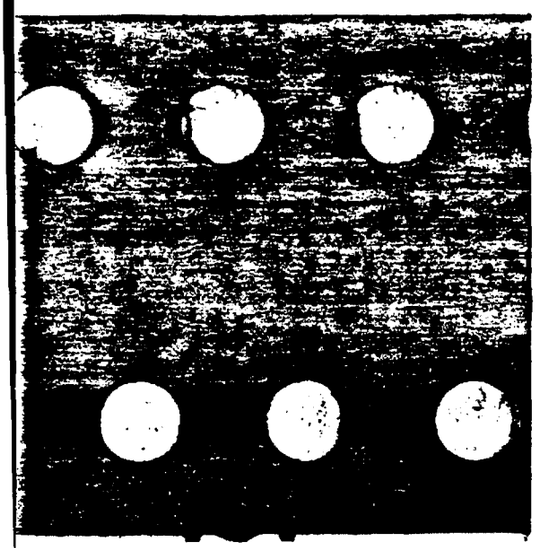
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1135 05/15 0101 03CHECK 1493.00

60917
IDENTIFICATION REFERENCE

95 MAY 15 PM 3:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9672 PG 159

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
TOTAL 1493.00
CHECK 1493.00

05/15/95 01 15:46 0001 1185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60917
IDENTIF. # REFERENCE

95 MAY 15 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910557