0115640

RECEIVED - REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37042
Dav. Co. File: Box 8

95 OCT 25 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9837 PG 409

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Bilyeu 506 Armistead Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 105-9-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alberta Nelson and spouse, James Lewis Nelson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Bilyeu,** hereinafter called the **Grantee**, Grantee's 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 Nos. 11 and 12 on the plan of Belmont Land Company's Subdivision of Lot No. 64 in O. B. Hayes' Plan of Large Lots, called Rokeby, not of record.

SAID Lot Nos. 11 and 12 front 50 feet each on the easterly side of 15th Avenue, South, formerly Washington Street, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Daniel Holt and wife, Mary T. Holt, by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert, of record in Book 4471, page 474, Register's Office for Davidson County, Tennessee. The said Daniel Holt has since died, survived by Mary T. Holt. The said Mary T. Holt died subsequently devising the said property to Martha Eddings, for lie, with remainder interest to Alberta Patricia Nelson, the said will being of record in Will Book 113, page 498, Office of the Probate Clerk for Davidson County, Tennessee. Martha Eddings conveyed all her interest in subject property to Alberta Patricia Nelson by quitclaim deed of record in Book 7782, page 840, said Register's Office.

James Lewis Nelson, spouse of Alberta Nelson, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 1806 15th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of October, 1995.

Alberta Nelson **James Lewis Nelson**

0484 10/25 0101 03CHECK 194.00

State of Tennessee
County of Davidson

On this 24th day of October, 1995, before me the undersigned authority, personally appeared **Alberta Nelson and James Lewis Nelson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

A F F I D A V I T

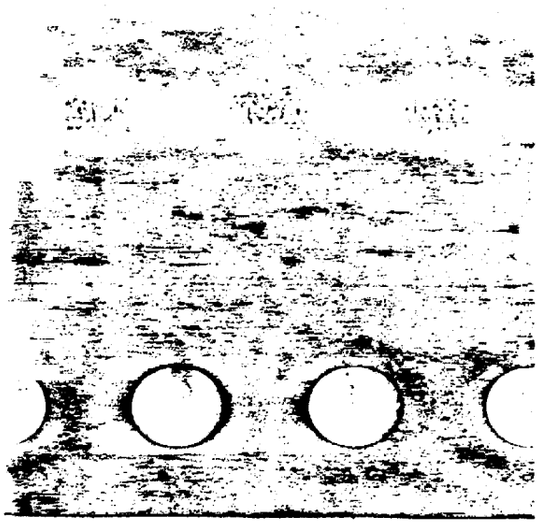
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 50000.00

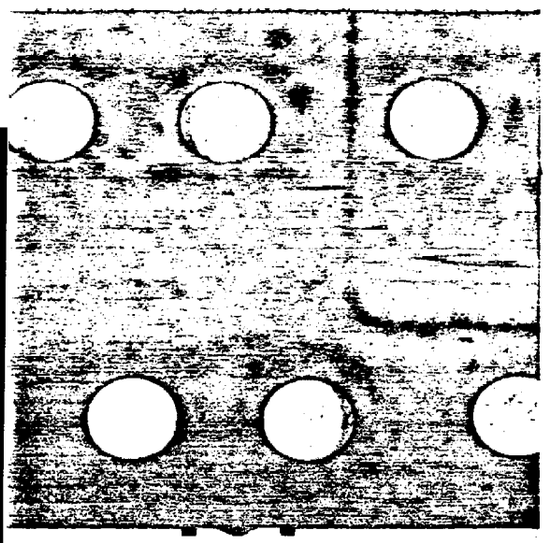
Affiant

Sworn and subscribed before me on the 24th day of October, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____

BOOK 9837 PG 411

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 194.00

10/25/95 01 10:15 0001 0484

0115640
IDENTIFICATION REFERENCE

95 OCT 25 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969161