BOOK 9849 PG 162

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Kandy Felker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 95

Carolyn E. Adams
Notary Public

MY COMMISSION EXPIRES: 10/30/96
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KANDY FELKER (NAME) | COLUMBIA NATIONAL, (NAME) | MAP 43-13 |
| 324 ELM STREET (ADDRESS) | P. O. BOX 3050 (ADDRESS) | PARCEL 376 |
| MADISON, TN 37115 (CITY) (STATE) (ZIP) | COLUMBIA, MARYLAND 21045-6050 (CITY) (STATE) (ZIP) | |

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, JOYCE MARIE WALDEN, NOW BEING JOYCE MARIE NELSON, BY AND THROUGH LINDA WATSON, ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KANDY FELKER

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. 35, of Block "I", Forest Park Subdivision, of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the south side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to C. A. Driver and wife, Louise I. Driver, by deed of record in Book 3897, page 180, Register's Office, Davidson County, Tennessee; the said C. A. Driver having since died, property then vested in his widow, Louise I. Driver; and further being the same property conveyed to Joyce Marie Walden by deed from Louise I. Driver, a widow, dated March 28, 1983, and recorded simultaneously herewith. The said Joyce Marie Walden having since married and is now known as Joyce Marie Nelson.

This is not the principal residence of the Grantor.

Linda Watson executes this instrument on behalf of Joyce Marie Nelson pursuant to Special Power of Attorney which is recorded simultaneously herewith.

FILED & RECORDED
DAVIDSON COUNTY, TN.
95 NOV -3 AM 9:28

MAIL ENV.

011921.7
CUSTOMER'S REFERENCE

This is unimproved ( ) unimproved (X) property, known as 324 ELM STREET, MADISON, TN 37115
(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 my hand this 30th day of October 19 95

Joyce Marie Nelson
JOYCE MARIE NELSON
BY: Linda Watson
LINDA WATSON, ATTORNEY IN FACT

BOOK 9849 PG 163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 GOODLETTSVILLE _____, Tennessee, this ~~XXXXXX~~ day of October 19 95.

Commission expires _____

_____
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, and 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA WATSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for JOYCE MARIE NELSON and is authorized by JOYCE MARIE NELSON, to execute this instrument on her behalf.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 30th day of October, 1995.

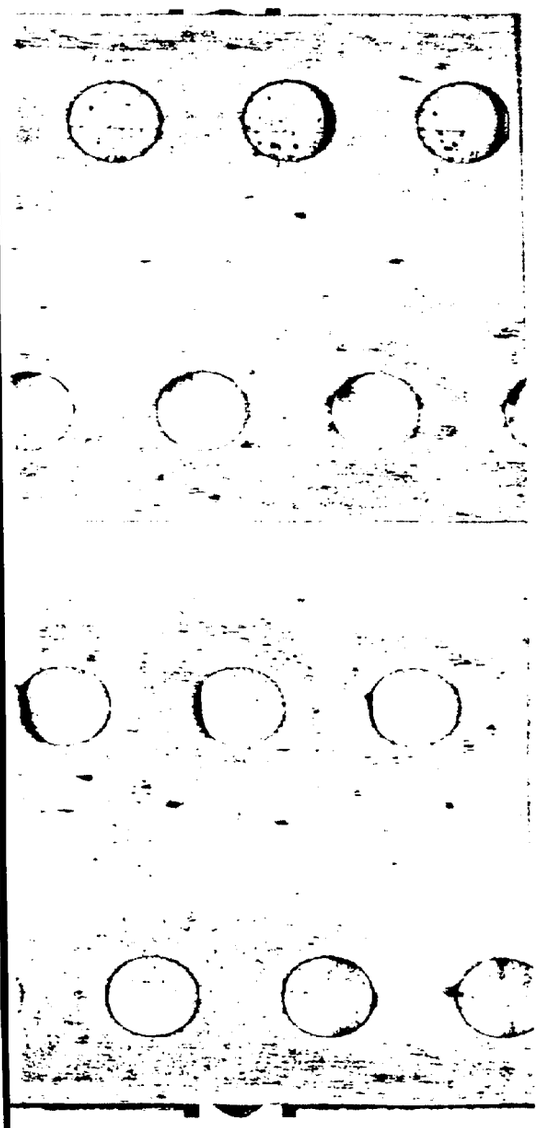
Carolyn Adams
NOTARY PUBLIC

My commission expires: 11/20/96

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4347 11/03 0101 03CHECK

171.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9849 PG 164

| | | |
|---|---|---|
| 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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

11/03/95 01 09:27 0001 4347

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

011924 7

95 NOV -3 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 972971