THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9859 PG 306

The actual consideration or value, whichever is greater, for this transfer is $ 74,500.00

Affiant

Subscribed and sworn to before me, this 10th day of November 1995

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN D. NELSON 1417 Russell Street Nashville, Tennessee 37206	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37237	MAP 89-13 PARCEL 282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 74,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JAMES MICHAEL WINGO AND WIFE, REBECCA L. WINGO hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN D. NELSON AND WIFE, STACY D. NELSON 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:

BEING Lot No. 51, Block "E", on the Plan of the Subdivision of the Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville.

SAID Lot No. 51 fronts 50.0 feet on the northerly side of Russell Street and runs back between parallel lines with the westerly margin of 15th Street, 160.0 feet to an alley.

BEING the same property conveyed to James Michael Wingo and wife, Rebecca L. Wingo, by deed from Barbara McCullough, Hubert C. Johnson and Mable Hutcherson, of record in Book 9519, page 744, Register's Office for Davidson County, Tennessee.

95 NOV 14 AM 8:35
ELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0122809
IDENTIF. & REFERENCE

This is improved property known as 1417 Russell Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of the Subdivision of the Lindsley Home Place Block "E" of record in Book 2, page 92, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of November, 19 95.

JAMES MICHAEL WINGO

REBECCA L. WINGO

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JAMES MICHAEL WINGO AND WIFE, REBECCA L. WINGO, the bargainor s, with whom I am personally acquainted (or proved to me on 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 this 10th day of November, 19 95.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

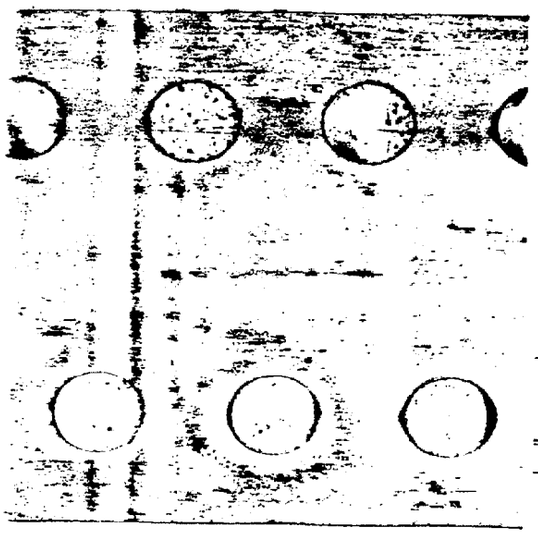
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

3270 11/14 0101 03CHECK 284.55



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

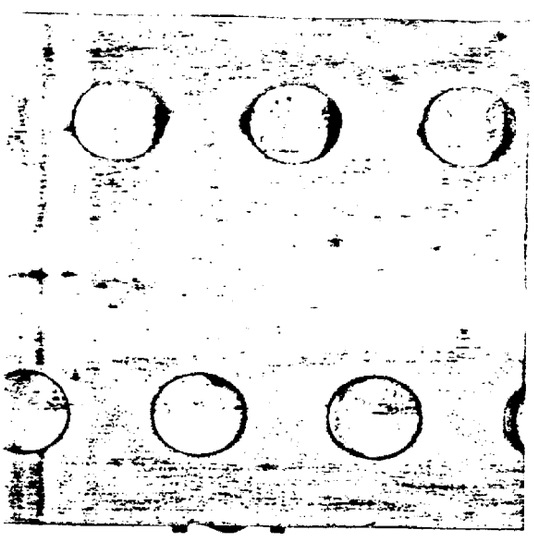
RECEIVED OF _____

FOR _____

BOOK 9859 PG 308

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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/95 01 08:36 0001 8190

0122809
IDENTIF. & REFERENCE

95 NOV 14 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976758