BK 9930 PG 758

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 24th day of **January, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS E. STEWART, TRUSTEE , WITH FULL POWER TO CONVEY, herein referred to as GRANTOR, have this day bargained and sold and do hereby transfer and convey unto the said EDITH A. NELSON, UNMARRIED , herein referred to as GRANTEE, her successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as ~~214~~ 212 BROADMOOR AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

THOMAS E. STEWART TRUSTEE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **THOMAS E. STEWART, TRUSTEE** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **January, 1996.**

Notary Public

My Commission Expires: 5-11-96

SUMNER COUNTY TENNESSEE
DENISE C. ALLIS
NOTARY PUBLIC AT LARGE

95 JAN 30 AM 8:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
014513 9

Name and Address of Property Owner:

BOOK 9930 PG 759

EDITH A. NELSON
214 BROADMOOR AVENUE
NASHVILLE, TN 37207

Property Address:

214 BROADMOOR AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

FLEET MORTGAGE CORP.
P.O. BOX 2979
MILWAUKEE, WI 53201

Parcel #: MAP 60-8, PARCEL 95

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$71,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Edith A. Nelson
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **January, 1996.**

Notary Public

My Commission Expires: 5-11-96

SUMNER COUNTY, TENNESSEE
NOTARY PUBLIC AT LARGE
DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Tract No. 3 on the Plan of Bakerwoods, Section One, of record in Book 7900, page 694, Register's Office for Davidson County, Tennessee. Reference is made to said Plan for a more complete and accurate legal description.

Being the same property conveyed to **THOMAS E. STEWART, TRUSTEE , by deed from Estate of Nancy J. Sprouse, of record in Deed Book 8875, Page 361, Register's Office for DAVIDSON County, Tennessee.**

EXHIBIT 'B'

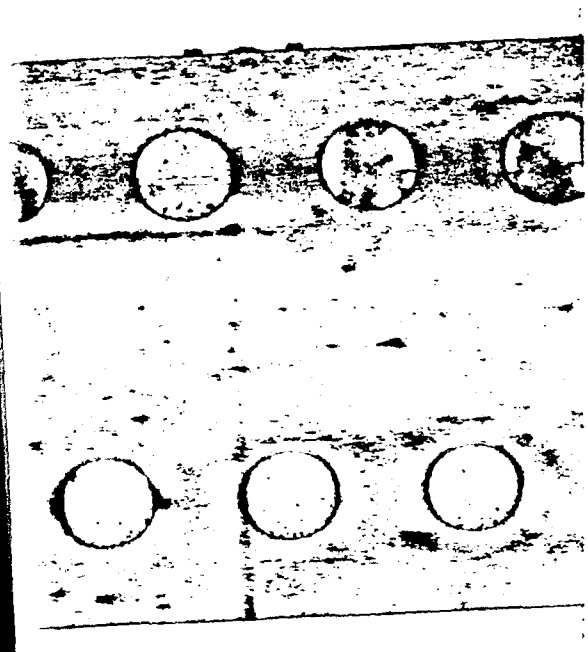
1. Real property taxes for the year 1996 and all subsequent years.
2. All matters set forth on the Plan of of record in Book 7900, page 694, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants recorded in Deed Book 9917, Page 502, DAVIDSON County, Tennessee Records.

4. Sewer easement of record in Book 6229, page 684, said Register's Office.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9531, page 60, said Register's Office.

2417 01/30 0101 03CHECK 283.03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

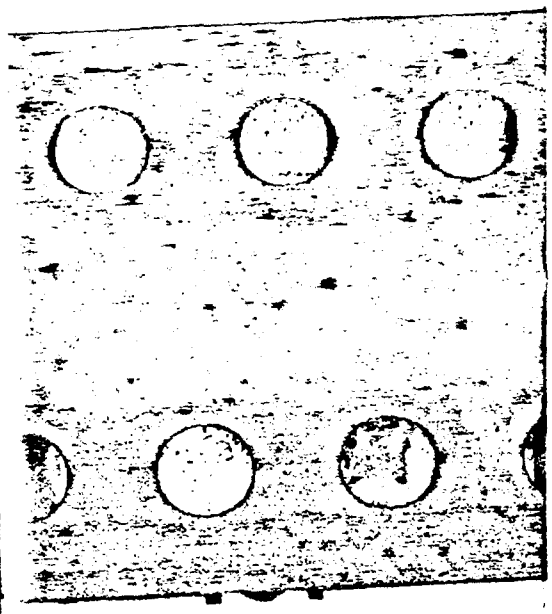
RECEIVED OF _____

FOR _____

BOOK 9930 PG 762

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	71900.00
CON TX	266.03
PRFEE	1.00
WDEED	16.00
TOTAL	283.03
CHECK	283.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145139
IDENTIF. ↑ REFERENCE

96 JAN 30 AM 8:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000668