0190031

IDENTIF. & REFERENCE

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNER:

Robert Daniel Mills
3611 Woodmont Blvd.
Nashville, TN 37215

SEND TAX BILLS TO: Same

96 JUN -6 PM 2:33

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 10078 PG 212

WARRANTY DEED

(Map/Parcel No. 117-5/146.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Charles A. Nelson and wife, Betty L. Nelson,** have bargained and sold and do hereby transfer and convey unto **Robert Daniel Mills and wife, Catherine C. Mills,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 7 to 12 inclusive, of block "D" on the Revised Plan of Life & Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for said County.

SAID Lots Nos. 7, 8, 9, 10, 11 and 12 front together 155 feet on the southerly side of Woodmont Boulevard and run back between parallel lines 150 feet to a dead line, said Lot No. 12 running back with the westerly margin of Scarsdale Road.

BEING the same property conveyed to Charles A. Nelson and wife, Betty L. Nelson by deed from Jno O. Gross, Executor and sole devisee under the Last Will and Testament of Harriet B. Gross, deceased, of record in Book 4033, page 953, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 3611 Woodmont Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 29th day of May, 1996.

CHARLES A. NELSON

BETTY L. NELSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles A. Nelson and wife, Betty L. Nelson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 29th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

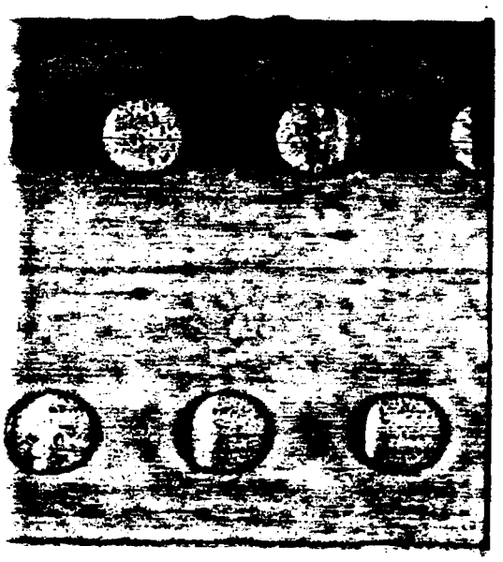
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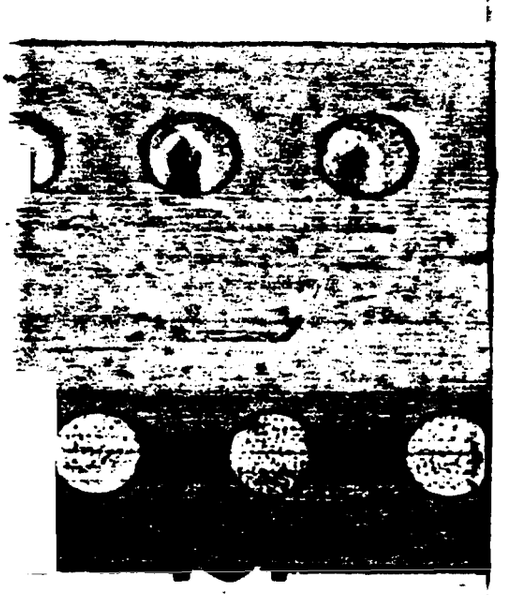
Subscribed and sworn to before me this 29th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

5545 06/06 0101 03CHECK 1174.50





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 214

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 315000.00
				CON TX 1165.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1174.50
				CHECK 1174.50
			06/06/96 01	14:37 0001 0545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190031
IDENTIF. ✦ REFERENCE

96 JUN -6 PM 2:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048402