47

BOOK 10208 PG 854

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 110 Glancy Square, Suite 12, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Nivison (NAME) | COLLATERAL MORTGAGE, LTD. (NAME) | MAP 51-3 |
| 904 Chadwell Drive (ADDRESS) | 1900 Crestwood Boulevard (ADDRESS) | PARCEL 63 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35283-0180 (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, Nancy H. Wells, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Nivison and wife, Melody D. Nivison

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. 131 on the Plan of Pleasant Acres, Section 2, of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Clarence B. Wells, and wife, Nancy H. Wells, by deed from Eugene D. Jackson, Jr. and Sara Ruth Jackson, of record in Book 4168, Page 516, Register's Office for Davidson County, Tennessee. The said Clarence B. Wells having since died.

0230587
IDENTIF. & REFERENCE

96 SEP 30 AM 10:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 904 Chadwell Drive, 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 26th day of September 19 96

X Nancy H. Wells
Nancy H. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10203 PG 855

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy H. Wells

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 26th day of September, 19 96.

Commission expires 11-27-99

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 _____.

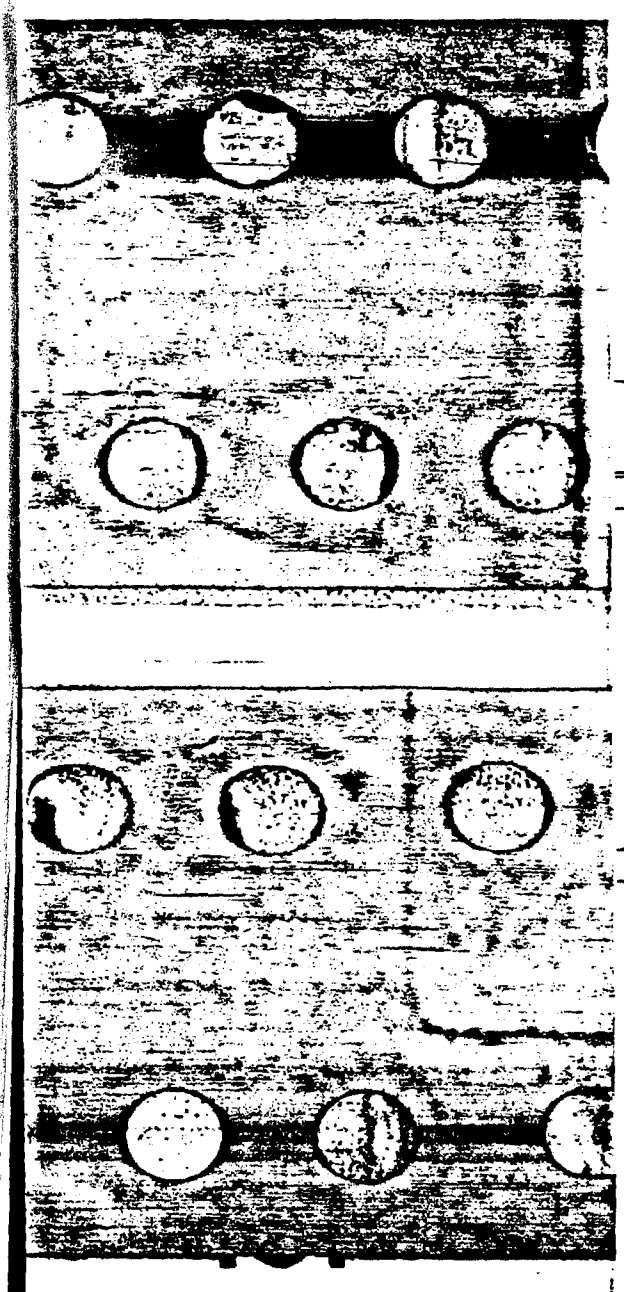
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



4146 09/30 0101 03CHECK 471.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____ BOOK 10206 PG 856

| | | |
|---|---|---|
| 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 | 125000.00 |
| | | | CON TX | 462.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 471.50 |
| | | | CHECK | 471.50 |
| 09/30/96 | 01 | | 10:14 0001 | 4146 |

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

0230587
IDENTIF. ↑ REFERENCE

96 SEP 30 AM 10:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 1036541