Box 50-B

BOOK 10575 PG 12

WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: ~~OCTOBER 27, 2001~~ Sept 23, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EUGENE H. NELSON (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	104-5-206
3701 MEADOWBROOK AVENUE (ADDRESS)	3883 AIRWAY DRIVE (ADDRESS)	26W-00345
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	SANTA ROSA, CA 95403 (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, ESTATE OF JUANITA SIMMONS ANGLEA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENE H. 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:

LAND in DAVIDSON County, Tennessee, being Lot No. 441, on the Map of RICHLAND REALTY COMPANY'S SUBDIVISION "C", of record in Book 421, page 31, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to H. SANDERS ANGLEA AND SPOUSE, JUANITA ANGLEA, by deed from H. Sanders Anglea, of record in Book 4022, page 523, Register's Office for DAVIDSON County, Tennessee. The said H. SANDERS ANGLEA predeceased JUANITA ANGLEA. The said JUANITA ANGLEA, also known as JUANITA SIMMONS ANGLEA, has since died testate and by Will of record in Will Book 213, page 563, Probate Court for DAVIDSON County, Tennessee, CHARLES WORRELL was appointed Executor with full power to sell subject property.

Said property is conveyed subject to such limitations, restrictions, encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

97 AUG 20 AM 10:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0339344

unimproved ( )
This is improved (X) property, known as 3701 MEADOWBROOK AVENUE, NASHVILLE, TN 37205
(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 15th day of August 19 97

ESTATE OF JUANITA SIMMONS ANGLEA
By: Charles E. Worrell, Sr. Executor
CHARLES WORRELL, EXECUTOR

BOOK 10575 PG 13

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 ESTATE OF JUANITA SIMMONS ANGLEA

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of August, 1997.

Commission expires May 27, 2001

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

8/25 08/20 0101 03CHECK 645.40

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

RECEIVED OF _____

FOR _____

BOOK 10575 PG 14

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

CHRT
1^2003.00
CON TX 630.40
PRFEE 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40
08/20/97 01 10:2E 00X1 E7L5

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339344
IDENTIF. ↑ REFERENCE

97 AUG 20 AM 10: 24

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1188327