THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue
Suite 107
Nashville, TN 37203

Mail

BOOK 10839 PG 617

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Rosetta Nelson **1105 Gilmore Avenue** **Nashville, TN 37204**	**SAME**	**118-1-116**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,500.00.

Rosetta Nelson
Affiant

Subscribed to and sworn before me this 13th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Eighty Five Thousand Five Hundred Dollars ($85,500.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cecelia N. Adkins, a single person, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Rosetta Nelson (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Montrose Place as of record in Book 57, Page 26, Register's Office for said County.
>
> Said Lot No. 65 fronts 50 feet on the south side of Gilmore Avenue and runs back between parallel lines 160 feet to an alley .
>
> Being the same property conveyed to Cecelia Adkins by deed from James L. Pinkston of record in Book 6441, Page 770, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1105 Gilmore Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 13th day of March, 1998.

BOOK 10839 PG 618

Cecelia N. Adkins

Cecelia N. Adkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecelia N. Adkins, the within named 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 Nashville, Davidson County, Tennessee, this 13th day of March, 1998.

Notary Public

My Commission Expires: March 25, 1999

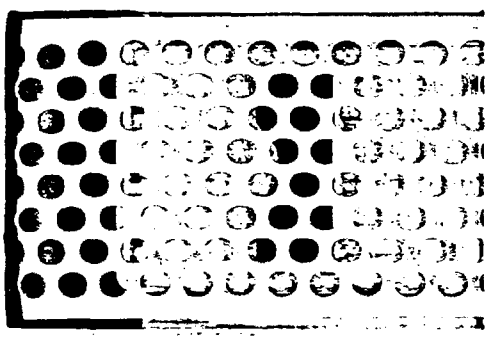
04127 06

IDENTIF. ▲ REFERENCE

98 MAR 16 PM 2:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6332 03/16 0101 03CHECK 325.35



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

RECEIVED OF _____

FOR _____

BOOK 10839 PG 619

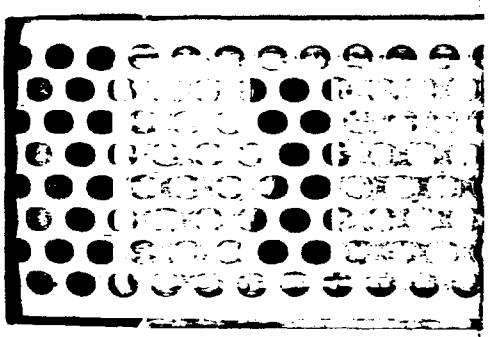
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 8.00
TOTAL 325.35
CHECK 325.35

03/16/98 01 14:20 0001 6332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04127106
IDENTIF. ← REFERENCE
98 MAR 16 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266698