WARRANTY DEED

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Marcia C. Nelms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/26/98.

Notary Public

MY COMMISSION EXPIRES: 3-25-2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary E. Nelms	SunTrust Bank, Nashville, N.A.	172-0251
(NAME)	(NAME)	
5655 Myrtlewood Drive	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville,Tennessee 37230-5110	
(CITY) (STATE) (ZIP)	(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, **JOEL KENT LOCKRIDGE AND WIFE DEBORAH Y. LOCKRIDGE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY E. NELMS AND WIFE MARCIA C. NELMS** 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. 24 on the Plan of Myrtlewood Estates Section 1 of record in Plat Book 5200, Page 361, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joel Kent Lockridge and wife, Deborah Y. Lockridge by deed of record in Book 8688, Page 540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 5655 Myrtlewood Drive, Nashville, TN 37211
(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 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/our hand(s) this 26th day of March, 1998.

Joel Kent Lockridge

Deborah Y. Lockridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Joel Kent Lockridge and wife Deborah Y. Lockridge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 26th day of March, 1998

Commission expires: 3-25-2000

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

98 MAR 27 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01178095
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10858 PG 211

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
212000.00
CON TX 784.40
PRFEE 1.00
WDEED 8.00
TOTAL 793.40
CHECK 793.40
03/27/98 01 15:56 0001 1944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01170995
IDENTIFICATION REFERENCE
98 MAR 27 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272221