Please return to:
Peter Weiss, Attorney at Law
761 Old Hickory Blvd. Ste. 102
Brentwood, TN 37027

FILE BOX 19B

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

98-6-48-Q

BOOK 10989 PG 843

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } Box 19B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE 19 98

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Nelson (NAME)	"New Owners" (NAME)	155-7-A-32
7161 Forrest Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D 82450
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 PETER B. STRICKLAND and wife, LINDA E. STRICKLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES EUGENE NELSON AND WIFE, JENNIFER ELIZABETH VANLIEROP-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. 15 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Peter B. Strickland and wife, Linda E. Strickland by deed from James K. Dean, Jr., D/B/A, James Dean Construction Co. and wife, S. Valerie Dean of record in Book 9798, page 150, Register's Office for Davidson County, Tennessee.

01541400
LEGEND / REFERENCE
93 JUN 24 AM 11:26
DAVIDSON COUNTY TENN.

4956 06/24 0101 03CHECK 800.05

This is improved (X) unimproved property, known as 7161 Forest Oaks Drive, Nashville, Tennessee 37221
(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 our hand s this 19th day of June, 19 98

Peter B Strickland by Linda E Strickland AIF
PETER B. STRICKLAND

Linda E Strickland
LINDA E. STRICKLAND

STATE OF TENNESSEE }
Davidson County }

BOOK 10989 PG 841

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ~~PETER B. STRICKLAND and WIFE~~ LINDA E. STRICKLAND

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 19 98.

Notary Public

Commission Expires 7/24/99

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Peter B. Strickland and wife, Linda E. Strickland

TO Charles Eugene Nelson and wife, Jennifer Elizabeth Vanlierop-Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of June, 1998, before me personally appeared Linda E. Strickland, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Peter B. Strickland, and acknowledged that she executed the same as the free act and deed of the said Peter B. Strickland.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10989 PG 845

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
213800.00
CON TX 791.05
PRFEE 1.00
WDEED 8.00
TOTAL 800.05
CHECK 800.05

06/24/98 01 11:26 0001 4956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454400 IDENTIFICATION REFERENCE

98 JUN 24 AM 11:26

No. 1310769