PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40361
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard B. Nelson 5416 Hearthstone Lane Brentwood, Tennessee 37027	New South Federal Savings Bank 1900 Crestwood Boulevard Birmingham, AL 35283-0180

TAX MAP-PARCEL NUMBERS: 160-11-A-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 220000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Solon C. Apple and spouse, Dorothy W. Apple, Trustees, of the Solon C. Apple and Dorothy W. Apple Revocable Living Trust,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Richard B. Nelson and Jeffrey A. Nelson, as joint tennants, with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hemmingwood I, II, III, of record in Book 6900, Pages 6, 7, and 8, said Register's Office.

SAID Lot No. 95 fronts 59.58 feet on the southerly margin of Hearthstone Lane and extends back 147.14 feet on the westerly line and 142.82 feet on the easterly line to a dead line in the rear, measuring 59.48 feet thereon.

BEING the same property conveyed to Solon C. Apple and spouse, Dorothy W. Apple by deed from Dana G. Nicholas Hunsinger, married, previously known as Dana G. Nicholas of record in Book 9841, Page 894, Register's Office for said County. By Quitclaim Deed of record in Book 10264, Page 281, said Register's Office, the said Solon C. and Dorothy W. Apple conveyed subject property to the Solon C. and Dorothy W. Apple Revocable Living Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 6, 7, and 8, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hearthstone Lane, a 20 foot minium building setback line from the rear and a 5 foot minimum building setback line along the westerly side line, a 10 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot, and a 5 foot easement for the possible future widening of Ashington Lane, along the southerly rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.; Mortgage Loan Inspection by Campbell, McRae, and Associates dated October 7, 1998 discloses that the concrete driveway encroaches upon the 10' public utility and drainage easement.

the concrete driveway encroaches upon the 10' public utility and drainage easement.

This is improved property, known as: 5416 Hearthstone Lane, Brentwood, Tennessee 37027

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 1998.

Solon C. Apple, Trustee

Dorothy W. Apple, Trustee

State of Tennessee
County of Davidson

On this 15th day of October, 1998, before me the undersigned authority, personally appeared **Solon C. Apple** and **Dorothy W. Apple**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

98 OCT 19 PM 2:21
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0501394
IDENTIF. & REFERENCE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220000.00

Affiant

Sworn and subscribed before me on the 15th day of October, 1998.

47 10/19 0101 03CHECK 825.00

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 825.00
CHECK 825.00

10/19/98 01 14:24 0001 5147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501394
IDENTIF. # REFERENCE

98 OCT 19 PM 2:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360363