BOOK 11202 PAGE 597

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathey A. Nelson (NAME)	Franklin American Mortgage (NAME)	3DZ 82810
3407 Oldfield Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	97-5-27
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Fred W. Nelson and James H. Nelson, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathey A. Nelson, an unmarried woman

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. 55 of Hickory Bend, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 65 feet along the southerly margin of Oldfield Drive and runs back 355.1 feet on the westerly line and 366.67 feet on the broken easterly line to a line at the rear measuring 11.2 feet thereon.

Being the same property conveyed to Fred W. Nelson, a single person, by deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8507, page 49, Register's Office for said County. Fred W. Nelson conveyed to James H. Nelson a one-half undivided interest in subject property by quitclaim deed of record in Book 9870, page 154, Register's Office for Davidson County, Tennessee.

98 NOV 12 PM 2:18
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
051860

unimproved ( )
This is improved (X) property, known as 3407 Oldfield Drive, Nashville, Tennessee 37214
(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 2nd day of November, 19 98

Fred W. Nelson

James H. Nelson

Michael T. Moser, Witness

Jeffrey M. Grissim, Witness

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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 James H. Nelson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of November, 1998.

Commission expires 3/23/02

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael T. Moser and Jeffrey M. Grissim, who upon their oath, certified that they witnessed the execution of the within instrument by Fred W. Nelson, the bargainor, by making his mark thereon, for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of November, 1998.

Notary Public

My Commission Expires: 12/18/2001

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6265 11/12 0101 03CHECK 270.00

On this the 2nd day of November, 1998, before me, the undersigned, personally appeared Fred W. Nelson, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that this document was read to him in its entirety and that he understood its translation and that he made his mark thereto.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of November, 1998.

Notary Public

My Commission Expires: 12/18/2001

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 599

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 70000.00	
			CON TX 259.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 270.00	
			CHECK 270.00	
11/12/98	01		14:18 0001 6265	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0511860
IDENTIF. # REFERENCE

98 NOV 12 PM 2:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371371