BOOK 11257 PAGE 194

FILE BOX 45

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notarial Seal
Brian G. Dubas, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires Nov. 18, 2002
Member, Pennsylvania Association of Notaries

BRIAN G. DUBAS
NOTARY PUBLIC
PENNSYLVANIA

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Young	Tucker Federal Bank	MAP 64-3A
(Name)	(Name)	
2016 Dunedin Cove	P.O. Box 211788	PARCEL 104
(Address)	(Address)	
Old Hickory, TN 37138	Augusta, GA 30917-1788	
(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, WALTER NELMS and JACQUELINE P. NELMS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Yound and wife, Susan L. Young 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. 183 on the Plan of Phase Eleven, Section Two, Brandywine Pointe, as of record in Book 9700, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter Nelms and wife, Jacqueline P. Nelms, by deed from Zaring Homes, Inc. of record in Book 10591, page 793, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 2016 DUNEDIN COVE, OLD HICKORY, 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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/his/her hand(s) this 8th day of December, 1998

WALTER NELMS

JACQUELINE P. NELMS

0526521
IDENTIF. & REFERENCE

98 DEC 17 PM 12:58
REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 45

STATE OF Pennsylvania
COUNTY OF Montgomery

Notarial Seal
Brian G. Dubas, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires Nov. 18, 2002
Member, Pennsylvania Association of Notaries

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WALTER NELMS and JACQUELINE P. NELMS 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 Lansdale, Pennsylvania, ~~Tennessee,~~ this 8th day of December, 1998.

My commission expires: November 18, 2002.

Brian G. Dubas
Notary Public

BRIAN G. DUBAS NOTARY PUBLIC PENNSYLVANIA

STATE OF TENNESSEE
COUNTY OF

Before me, Brian G. Dubas, a Notary Public in and for said County and State, the within named Montgomery County, Pennsylvania with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the _____

and _____

respectively of the _____ the within named bargainor, a corporation, and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at office at Ft Lauderdale, FL on this the 8th day of December, 1998.

My commission expires November 11, 2002.

Brian G. Dubas
Notary Public

1908 12/17 0101 CHECK 1002-60

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 196

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

CAMT 168000.00
CON TX 991.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1002.60
CHECK 1002.60
12:58 0001 1908

12/17/98 01

98 DEC 17 PM 12:58
REGISTER
DAVIDSON COUNTY, TN.

0526521
IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401358