OWNER:
NANCY B. NELMS
311 Bowwood Drive
Nashville, TN 37217

SEND TAX BILLS TO:
NANCY B. NELMS
SAME AS ABOVE

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

BOOK 11463 PG. 857

Map 119-8 Parcel 31

D E E D

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **ALBERT D. HOLLOWAY**, have this day bargained and sold and by these presents do hereby transfer and convey unto **NANCY B. NELMS**, her heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 46 on the Map of Glencliff Estates, Section Two, of record in Book 1130, Page 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.
>
> Being the same property conveyed to ALBERT D. HOLLOWAY and wife, MARY IDA HOLLOWAY, by deed from Phillip Saindon, Sr. and wife, Eva Belle Saindon, of record in Book 1631, Page 373, Register's Office for Davidson County, Tennessee. Mary Ida Holloway died vesting title in Albert D. Holloway as surviving tenant by the entirety.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **NANCY B. NELMS**, her heirs and assigns, in fee simple, forever.

I COVENANT with said Grantee that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and

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unencumbered, except as noted herein; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Book 1130, Page 77 and 78, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given date of deed.

Property taxes for the year 1998 shall be prorated as of the date of this deed.

AND I, Dera Jean Holloway, wife of the said Albert D. Holloway, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURES hereto this 25th day of September, 1998.

Albert D. Holloway
ALBERT D. HOLLOWAY

Dera Jean Holloway
DERA JEAN HOLLOWAY

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, ALBERT D. HOLLOWAY and wife, DERA JEAN HOLLOWAY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 1998.

Notary Public

My commission expires: 2/27/99

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The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00 .

Nancy B. Elms
Affiant

Sworn to and subscribed to before me, this the 25th day of September, 1998.

[illegible]
Notary Public

My commission expires: 2/27/99

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0582951

PICK-UP

99 MAY -5 AM 11:40

WILSON COUNTY, TENNESSEE
Received for recording the 28 day of SEP, 1998 at 2:18 PM
Notebook 34 page 280
REC. FEE $ 8.00 REC# 37249-1
STATE TAX $ 370.00 JOHN B. SPICKARD
REG. FEE $ 1.00 Deputy Register
COMP. FEE $ 3.00
RECORDED IN Deed PB 459 PG 160
JOHN B. SPICKARD, REGISTER OF DEEDS