**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 177,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2000

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JOHN NELSON<br>925 Bradford Avenue<br>Nashville, Tennessee 37204 | JEFFERSON HERITAGE MORTGAGE<br>3100 West End Avenue #530<br>Nashville, Tennessee 37203 | MAP 105-13<br>PARCEL 342 |

Instr:200004060034629 Page: 1 OF 2
REC'D FOR REC 04/06/2000 9:08:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $654.90

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND AND NO/100---------- ($ 177,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, IRVIN E. PASLEY AND WIFE, JESSICA R. PASLEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN NELSON, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Waldkirch's Subdivision of Lot Nos. 8 and 9 in W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Irvin E. Pasley and wife, Jessica R. Pasley, by deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8399, page 781, Register's Office for Davidson County, Tennessee.

This is improved property known as 925 Bradford Avenue, Nashville, Tennessee 37204

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Waldkirch's S/D of Lts 8 & 9 in W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March 2000.

Irvin E. Pasley
IRVIN E. PASLEY

Jessica R Pasley
JESSICA R. PASLEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**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 IRVIN E. PASLEY AND WIFE, JESSICA R. PASLEY, 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 this 31st day of March, 2000.

My Commission Expires: September 29, 2001

Mitchell A. Watts
Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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 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 this _____ day of _____.

My Commission Expires: _____

_____
Notary Public