Davidson County DEEDWARR
Recvd: 05/28/02 08:24 2pgs
Fees:13.00 Taxes:666.00

20020528-0063913

DEED

Address new owner as follows:	Send Tax Bills to:	Map Parcel Numbers
Helen Loftin Cornell 3635 Woodmont Blvd. Nashville, Tennessee 37215 (city) (state)	Helen Loftin Cornell 3635 Woodmont Blvd. Nashville, Tennessee 37215 (city) (state)	Map 103-12 Parcel 3 26W-04585

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)----------Dollars, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of Helen Loftin Cornell's management of the subject real property at 253 Cherokee Road, Nashville, Tennessee, and of her assistance of Harry L. Nelson, Jr. and wife,Ruth Nelson,in their illnesses,

Ruth B. Nelson
has this day bargained and sold,and does hereby transfer and convey unto the said

Helen L. Cornell,

(successors) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 41 and the northerly 20 feet of Lot No. 40 of Block "L" on the Plan of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 41 and the northerly 20 feet of Lot No. 40 front together 80 feet on the westerly side of Cherokee Road and run back 154.84 feet on the northerly line and 152 feet more or less, on the southerly line, to a dead line and measures 80.03 feet thereon.

Being the same property conveyed to Harry L. Nelson, Jr., and wife,Ruth B. Nelson, by deed from Ladye W. Morrow and Clyde N. Morrow, as of record in Book 4863, page 479, Register's Office for said county.

This conveyance subject to the following:
1. 2002 taxes to be prorated as of date of deed.
2. The plan of record in Book 843, pages 2 and 3, showing a 35-foot building set-back line from Cherokee Road.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater for this transfer is $180,000.00.

Subscribed and sworn to before me, this the 28th day of May, 2002.

Affiant

Notary Public

My commission expires: MY COMMISSION EXPIRES JULY 30, 2005.

This is improved property, known as 253 Cherokee Road, Nashville, Tennessee 37205
(street address) (city) (state)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ruth B. Nelson, surviving spouse of Harry L. Nelson, Jr., her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Helen L. Cornell, her heirs and assigns, against the lawful claims of all persons.

Witness my hand this 28th day of May, 2002, the corporate party, if any, or attorney in fact, if any, has caused its name to be signed hereto by its duly authorized person on said day and date.

.....Helen Loftin Cornell POA.....

Helen Loftin Cornell
Attorney in fact for Ruth B. Nelson
reference document 20001009-0100116
Davidson County POA

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Loftin Cornell, attorney in fact for the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2002.

Denise M Keen, Notary Public.

MY COMMISSION EXPIRES
Commission expires JULY 30, 2005

DENISE M. KEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

This instrument was prepared by:
CORNELL & Associates, P.C., 3635 Woodmont Blvd., Nashville, TN 37215

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, Denise M Keen, a Notary Public of the State and County aforesaid, personally appeared Helen Loftin Cornell with whom I am personally acquainted, and who, upon oath, acknowledged herself to be attorney in fact of the within in named bargainor, and that she, as such attorney in fact for Ruth Nelson, the bargainor, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the bargainor by herself as Helen Loftin Cornell, POA.

Witness my hand and seal at office in Nashville, Tennessee this 28th day of May, 2002.

MY COMMISSION EXPIRES
Commission expires JULY 30, 2005.

Denise M Keen
Notary Public

DENISE M. KEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Warranty DEED
FROM
Ruth B. Nelson, surviving spouse
TO
Helen L. Cornell