Davidson County DEEDWARR
Recvd: 06/13/02 15:49 2pgs
Fees:13.00 Taxes:518.00
20020613-0072315

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Donelson Church of Christ, Trustees
2706 Old Donelson Pike
Nashville, TN 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-13
PARCEL 9.00
3DZ-66802

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ramon Nelson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DONELSON CHURCH OF CHRIST, Trustees, a Tennessee nonprofit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 21, on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ramon Nelson and wife, Dorothy Y. Nelson, by Quitclaim Deed from Dorothy Y. Nelson, of record in Book 4531, Page 873, Register's Office for Davidson County, Tennessee. The said Dorothy Y. Nelson having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2663, Page 31; and Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5508, Page 19, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

Lorene M. Nelson joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 3218 Toddway Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DONELSON CHURCH OF CHRIST, Trustees, its successors and assigns, forever; and we, Ramon Nelson and wife, Lorene M. Nelson, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of June, 2002.

Ramon Nelson

Ramon Nelson

Lorene M. Nelson

Lorene M. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ramon Nelson and Lorene M. Nelson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 140,000.00.

William E Bauscom

AFFIANT

Subscribed and sworn to before me this 12th day of June, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004