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WARRANTY DEED
FROM CORPORATION

BOOK 1116 PAGE 512

RANCO FORM 33

This Warranty Deed Made and executed the 30TH day of DECEMBER A. D. 1987 by
W. V. BUSH CONSTRUCTION, INC.

a corporation existing under the laws of THE STATE OF FLORIDA and having its principal place of
business at P. O. BOX 389, Doctors Inlet, FL 32030
hereinafter called the grantor, to

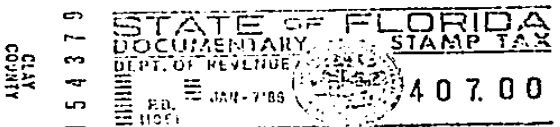
DOUGLAS WAYNE NELSON and CHRISTINE V. NELSON, his wife
whose postoffice address is 1727 PENZANCE PARKWAY

hereinafter called the grantee: MIDDLEBURG, FLORIDA 32068

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in CLAY
County, Florida, viz:

LOT 2, BLOCK 4, COPPERGATE, UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN
PLATBOOK 20, PAGES 45, 46, 47 AND 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.



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Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances

EXCEPT TAXES ACCRUING SUBSEQUENT TO DECEMBER
31, 1986.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS
OF RECORD, IF ANY.

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Secretary

W. V. BUSH CONSTRUCTION, INC.

Signed, sealed and delivered in the presence of:

Justice H. Arnold
S. Virginia White

By *W. V. Bush*

President

STATE OF FLORIDA
COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

well known to me to be the President and W. V. Bush respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30TH day of DECEMBER A. D. 1987

(SEAL)

This Instrument prepared by:

Address

S. Virginia White
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-15-90

PREPARED BY: Lauren Boyer
AMERICAN TITLE INSURANCE COMPANY
1461 KINGSLEY AVE., SUITE 3
ORANGE PARK, FLORIDA 32073

"WITH THE ISSUANCE OF TITLE INSURANCE"

RECORD & RETURN TO GRANTEE