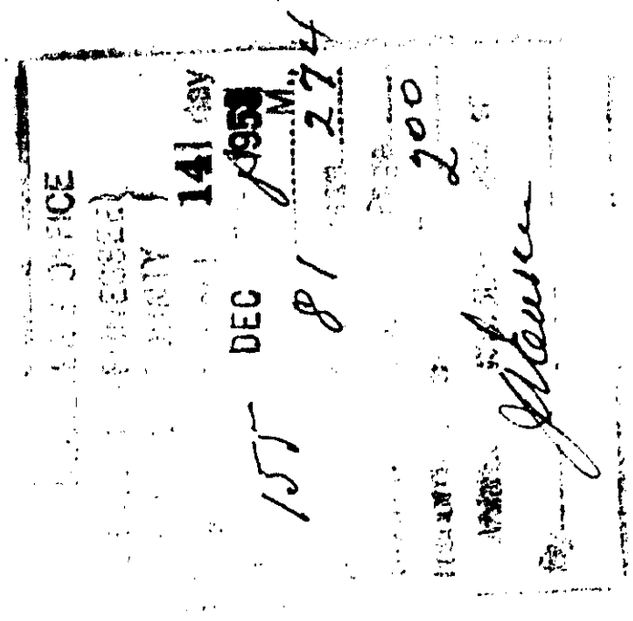
BK 2242

WARRANTY DEED

FROM James Edward Stevens, Jr. et ux

TO Edward P. Nixon, Jr., et ux

6009



Guaranty Title Co
A DIVISION OF
Kansas City Title Insurance
American Trust Build
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103 TOOLE & PARKER CO., NASHVILLE

WARRANTY DEED

For and in Consideration of the sum of ---------- $5.00 ----------

---------- Five ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption by Edward P. Nixon, Jr. and wife, Mildred Nixon of the balance of an indebtedness in the amount of $9,691.82 (NINE THOUSAND SIX HUNDRED NINETY-ONE AND 82/100 DOLLARS) secured by a First Deed of Trust on the property herein conveyed, executed by the said James Edward Stevens, Jr. and wife, Elizabeth Nixon Stevens to _____, Trustee, to secure Murphree Mortgage Company a note in the original amount of $9950.00.

We, James Edward Stevens, Jr. and wife, Elizabeth Nixon Stevens ---------- have bargained and sold, and by these presents do transfer and convey unto the said

Edward P. Nixon, Jr. and wife, Mildred Nixon

---------- their ---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Brentwood Hall, Section III, as of record in Book 2133, page 14, Register's Office for said County.

Said Lot No. 21 is more particularly described as follows: Beginning at a point in the westerly margin of Trousdale Drive, the common corner of Lots 20 and 21; thence with the line between said Lots 20 and 21, westerly 154.9 feet to a point, the common corner of Lots 19, 20 and 21 thence along the line between Lots 19 and 21 in a northwesterly direction 97.1 feet to a point, the common corner of Lots 21 and 22; thence along the line between Lots 21 and 22 easterly 161.5 feet to a point in the westerly margin of Trousdale Drive, the common corner of Lots 21 and 22 thence with the westerly margin of said Drive in a southerly direction, 90 feet to the point of beginning.

Being the same property conveyed to James Edward Stevens, Jr., and wife Elizabeth Nixon Stevens, of record in Book 2147, page 203, Register's Office for Davidson County, Tennessee, by deed from Brentwood Homes, Inc., a Tennessee Corporation.

This conveyance is made subject to restrictions of record in book 1788, page 143, book 2084, page 409, and book 2091, page 971, Register's Office for Davidson County, Tennessee, and set-back line and easement of record in book 2133, page 14, Register's Office for said County.

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