ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James W. Mixon (NAME)	Mercantile Mortgage Company (NAME)	92-13
3508 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	71
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	11W-70356

WARRANTY DEED BOOK 5508 PAGE 818

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged., including the assumption by the grantees of a certain deed of trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, to secure a note payable to Mercantile Mortgage Company in the original principal amount of $28,300.00.

We, Raymond E. Ausbrook and wife, Julia M. Ausbrook

have bargained and sold, and by these presents do transfer and convey unto the said James W. Mixon and wife, Lela P. Mixon

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 in Block No. 7 on the Plan of Charlotte Park Company's 2nd Addition to Nashville, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Park Avenue (formerly First Avenue) and extends back northwardly, between parallel lines, 150 feet to an alley 20 feet wide.

Being the same property conveyed to Raymond E. Ausbrook and wife, Julia M. Ausbrook by deed from Third National Bank, in Nashville, of record in Book 5378, page 331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and plats of record as of record in Register's Office for said County.

This is prepared from information received from the seller.

unimproved ( )
This is improved (X) property, known as 3508 Park Avenue (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of August, 19 79.

Raymond E. Ausbrook Julia M. Ausbrook

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5508 PAGE 819

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond E. Ausbrook and wife, Julia M. Ausbrook

the bargainor ____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1979.

My commission expires 5-2-83 Notary Public Nancy C. Johnson

NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy C. Johnson

Sworn to and subscribed before me this 3rd day of October, 1979.

My commission expires 7-30-80 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE LARGE

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tenn. 37219

Name | Address

6113 WARRANTY DEED - CHECK

FROM

TO

F. 55714

IDENTIF. REFERENCE

OCT 3 10 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5508 PAGE 820

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

28500.00- CO
74.10 CO TX
.50 PRFEE
6.00 MDEED
CHECK 80.60-
6113A10/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5. 5. 7. 1 4

IDENTIF. REFERENCE

OCT 3 10 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 716284