This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5765 PAGE 405

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry J. Hixson and wife, Judy D. Hixson	Third National Mortgage Company	21-36.1
(NAME)	(NAME)	
6249 Eatons Creek Road	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton , Tennessee 37080	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Larry J. Hixson and wife, Judy D. Hixson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Larry J. Hixson and wife, Judy D. Hixson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $44,000.00, secured by deed of trust of record in Book 5627, page 139, Register's Office for Davidson County, Tennessee,

We, Gordon R. Humel and wife, Florence J. Humel

have this day bargained and sold, and do hereby transfer and convey unto the said Larry J. Hixson and wife, Judy D. Hixson

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

Two Tracts of land in Davidson County, Tennessee, as follows:

Tract I: Located on the west side of Eatons Creek Road 125 feet north of Waller's northeast corner; thence north 81 deg. west 325 feet to an iron pin; thence north 2 deg. 15' east 125 feet to a pin; thence south 81 deg. east 325 feet to a point in the center of Eatons Creek Road; thence south 2 deg. 15' west 125 feet to the point of beginning.

Tract No. II: Being a part of the land conveyed to J. L. Reeder and wife, by Clive Anderson and wife, by deed of record in Book 3134, page 423, said Register's Office, and described according to a survey made by Arbo Engineering Company on October 8, 1966, as follows: Beginning at a point in the northwesterly corner of the land deeded to Robert Fulton and wife, Bessie P. Fulton, by George E. Boykin and wife, Florence F. Boykin, as of record in Book 3708, page 609, Register's Office for said County, which land has since been deeded to Grantee herein, at an iron pin; thence south 3 deg. 27' west to an iron pin in the southwesterly corner of the property deeded to Robert Fulton and wife, as of record in Book 3708, page 609 and measuring 125 feet more or less on the westerly line of said lot; thence south 2 deg. 58' west to an iron pin in the southwesterly corner of the Waller property and measuring 125 feet more or less, along the rear line of the Waller property; thence north 69 deg. 58' west 287 feet more or less to an iron pin; thence north 1 deg. 31' west 58 feet more or less to an iron pin; thence north 71 deg. 5½' east 299.9 feet more or less to the point of beginning.

Being the same property conveyed to Gordon R. Humel and wife, Florence J. Humel by deed from Willard M. Gupton, individually and as Trustee and wife, Jo Ann Gupton, of record in Book 5627, page 136, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 3134, page 423, Register's Office for said County.

07/22 135.30 - 4729

IDENTIF. REFERENCE

JUL 2 2 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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BOOK 5765 PAGE 406

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,849.91

Subscribed and sworn to before me, this the 1st day of July 19 81

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6249 Eatons Creek Road, Joelton, Tennessee 37080
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1981 taxes which are assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 1st *day of* July, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gordon R. Humel

Florence J. Humel

Gordon R. Humel

Florence J. Humel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State, the within named* Gordon R. Humel and wife, Florence J. Humel

*the bargainor*s, *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* 1st *day of* July, *19* 81.

Doris E. Moran *Notary Public.*

Commission Expires 8-12-81

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5765 PAGE 408

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

48.45.91- 00
126.05 CO TX
.50 PRFEE
5.00 MISC
CHECK 135.33-
472SA07/02/81 BAL .03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 91-30

IDENTIF. REFERENCE

Jul 2 2 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 830711