ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
DR. JOHN A. NIXON et ux	FIRST TENNESSEE BANK, KNOXVILLE, TN	114-14-30
(NAME)	(NAME)	
378 Forrest Valley Drive	P.O. Box 10647	8D-08270
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Knoxville, Tennessee 37919	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5807 PAGE 28

For and in consideration of the sum of ----------Ten and no/100 ($10.00)----------
---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

ANIL GUPTA and wife, VEENA GUPTA,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN A. NIXON and wife, LOIS A. NIXON

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. 3 on the Plan of Thousand Oaks Estates, as of record at Book 3700, page 82, Register's Office for said County.

Said Lot No. 3 fronts 115.81 feet on the easterly margin of Forrest Valley Drive, and extends back 286.32 feet on the southerly line, and 280.75 feet on the northerly line, to a line on the rear on which it measures 185.0 feet.

Being all the same property conveyed to Anil Gupta and wife, Veena Gupta by deed from David H. Friedli and wife, Judy Gale Friedli of record at Book 5139, page 410, Register's Office for said County.

This conveyance is subject to restrictive covenants contained in instrument of record at Book 4056, page 371, as amended at Book 4072, page 318; to the limitations shown on the Plan of record at Book 3700, page 82, as amended at Book 4676, page 569; both of record in the Register's Office for Davidson County, Tennessee.

This is improved ( ) property, known as 378 Forrest Valley Drive, Nashville, Tennessee 37209
(House Number) (Street)

(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 13th day of October, 19 81.

ANIL GUPTA Anil Gupta

VEENA GUPTA Veena Gupta

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5807 PAGE 29

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANIL GUPTA and wife, VEENA GUPTA

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 13th day of October, 19 81.

My commission expires 4/22/84 Notary Public Barbara M. Bie

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 $ 89,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 13th day of October, 19 81

My commission expires 4/22/84 Notary Public Barbara M. Bie

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, Tennessee 37219
Name Address

3019 10/15 239.20- CHECK

WARRANTY DEED

FROM
ANIL GUPTA and wife,
VEENA GUPTA

TO
JOHN A. NIXON and wife,
LOIS A. NIXON

RUSH

G 6 3 9 5 9

IDENTIF. REFERENCE

OCT 15 10 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
341 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5807 PAGE 30

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

89600.00- CO
238.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 239.20-;
3019A10/15/81 BSL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3639599

IDENTIF. REFERENCE

OCT 15 10 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848323