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FORM NO. WD-1

G 8 9 5 2 8

MAY 3 9 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,713.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1982.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harold A. Nix et ux (NAME)	Lincoln Federal Savings & Loan (NAME)	128-10
616 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 989 (STREET ADDRESS)	35
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Owensboro, Kentucky 42302-0989 (CITY) (STATE) (ZIP)	9D-57406

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leslie L. Crowder and wife, Patricia L. Crowder,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold A. Nix and wife, Beverly J. Nix,

HEREINAFTER CALLED THE GRANTEES, 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. 24 on the plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for said County.

SAID Lot No. 24 fronts 85.0 feet on the easterly margin of Hicks Road and extends back 153.6 feet on the northerly line and 164.9 feet on the southerly line to a broken line in the rear, measuring 92.69 feet thereon.

BEING part of the same property conveyed to Leslie L. Crowder and wife, Patricia L. Crowder by deed from Clyde B. Hale and wife, Lucille Hale of record in Book 5569, page 758, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 4265, page 777, as amended in Book 4379, page 833, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Home Federal Savings & Loan Association of Nashville, of record in Book 5569, page 761, and assigned to Lincoln Federal Savings and Loan Association of Owensboro by instrument of record in Book 5573, page 612, both in said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

unimproved ( )
This is improved (X) property, known as 616 Hicks Road, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 30th day of April, 19 82

Leslie L. Crowder

Patricia L. Crowder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie L. Crowder and Patricia L. Crowder,

the bargainors, 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 April 1982

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
LESLIE L. CROWDER ET UX

TO
HAROLD A. NIX ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			44713.36- CO	
			116.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.72-
4926A05/03/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.S. 95 28

IDENTIF. REFERENCE T

MAY 3 9 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878949