OFFICIAL RECEIPT

BOOK 5906 PAGE 176

FORM NO. WD-1

G 9 8 2 3 6

RUSH

IDENTIF. REFERENCE

JUL 2 12 40 PM '82

FELIX A. NIXON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

James D. Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF July, 1982.

Daniel B. Eisenstein
Notary Public

MY COMMISSION EXPIRES: 2-14-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Daniel B. Eisenstein, Attorney, 500 Church Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Huggins et ux (NAME)	Same (NAME)	117-15
Unit L-3 Green Hills Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 139
1900 Richard Jones Road N ashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, M. Michael Nixon, unmarried, and Imogene Nixon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Huggins and wife, Margaret B. Huggins

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:

Parcel No. 139, being Unit No. L-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to M. Michael Nixon, unmarried, and Imogene Nixon, unmarried, by Warranty Deed from Ervin M. Entrekin, Trustee, in Book 5350, page 732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated Section 64-2701 et seq.

2. Conditions, restrictions, options, encumberances, liens, assessments and undertakings contained in the Master Deed and Bylaws for the Green Hills Terrace, recorded in Book 5304, page 702, said Register's Office.

3. Real Estate taxes for 1982 which have been prorated between Grantors and Grantees.

unimproved ( ) This is improved (X) property, known as L-3 (House Number) 1900 Richard Jones Road (Street) Nashville, TN (P. O. Address) 37215 (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 1ST day of July, 1982

x M. Michael Nixon

x Imogene Nixon

M. Michael Nixon Imogene Nixon

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Hazel h. Foster, a Notary Public in and for said County and State, the within named M. Michael Nixon and Imogene Nixon

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 1st day of July 1982

Commission expires My Commission Expires JULY 21, 1985 Hazel h. Foster
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

M. Michael Nixon

Imogene Nixon

TO

James D. Huggins and wife,

Margaret B. Huggins

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			51000.00- CO	
			132.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	139.10-
6012407/02/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.8236

IDENTIF. REFERENCE

JUL 2 12 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 889627