OFFICIAL RECEIPT

BOOK 5956 PAGE 302

U 14613

FORM NO. WD-1

IDENTIF. REFERENCE

OCT 28 1 37 PM '82

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,575.23

Cheryl H. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 1982.

Notary Public

MY COMMISSION EXPIRES: 4-22-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTYS., 20th Floor, First American Center; Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERYL H. O'NEAL (NAME)	MORTGAGE CORP OF SOUTH (NAME)	Map 84-8
3013 Windemere Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	Parcel 108
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala 35202 (CITY) (STATE) (ZIP)	3DZ 69185

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, D.A. HIXON, JR.et ux, DORIS W. HIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHERYL H. O'NEAL

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. 140 on the Plan of Lincoya Hills, Section 5, of record in Book 2330, Page 35, Register's Office for said County.

SAID Lot No. 140 fronts 105.0 feet on the westerly side of Windemere Circle and extends back 237.7 feet on the southerly side and 209.1 feet on the northerly side to a rear line measuring 80.0 feet.

BEING the same property conveyed to D.A. Hixon, Jr., et ux, Doris W. Hixon by deed from Dr. Frank Hayden Lambert et ux, Sandra Lee Lambert of record in Book 4690, Page 876, said Register's Office for Davidson County, Tennessee.

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 Mortgage Associates of record in Book 4690, Page 878, said Register's Office, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is { unimproved } { improved } property, known as 3013 Windemere Circle (House Number) (Street) Nashville, TN 37214 (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 27th day of October, 1982

D.A. HIXON, JR.

DORIS W. HIXON

STATE OF TENNESSEE
Davidson County

BOOK 5956 PAGE 303

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D.A. HIXON, JR., et ux DORIS W. HIXON

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 27th day of October 19 82

Commission expires 4-17-83

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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF _____

FOR _____

BOOK 5956 PAGE 304

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
			65575.23- CO	
			134.96 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	181.46-
			65794[illegible]/23/82 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 6 1 3

IDENTIF. REFERENCE

Oct 28 1 37 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 907152