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Form No. WD-1

6101 12/17 196.30- CHECK

H 22030

RUSH

IDENTIF. REFERENCE

DEC 17 1 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5979 PAGE 39

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 73,000.00

Scott C. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 19 82

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott C. Nixon (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP. 147-13
453 Manley Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	PARCEL 32
Nashville, Tennessee 37220 (CITY) (STATE) (P.O.ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	6DU-36765

FOR AND 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, Douglas A. Ford and wife Ruth Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott C. Nixon and wife Lynette Nixon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 1066 Brentwood Hall, Section 14, on the Plan of Brentwood Hall, as of record in Book 2663, Page 129, Register's Office for said County. Said Lot No. 1066 fronts 128.4 feet on the southerly side of Manley Drive, and extends back 120.9 feet on the westerly line and 203 feet on the easterly line, to a dead line in the rear on which it measures 128.3 feet.

BEING the same property conveyed to Douglas A. Ford and wife Ruth Ford, by deed from James P. Roberts and wife Colleen L. Roberts, of record in Book 5265, Page 625, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 2396, Page 523, andd Book 2905, Page 287, Register's Office for said County.

THIS conveyance is subject to an Easement to Metropolitan Government of record in Book 5420, Page 837, Register's Office for said County.

THIS conveyance is subject to a 90 foot Minimum Building Setback Line from Manley Drive, and a 10 foot Public Utility Easement along southerly lot line.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 453 Manley Drive (House Number) (Street) Nashville, Tennessee 37220 (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 heir 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 17TH day of DECEMBER, 19 82

Douglas A. Ford Douglas A. Ford

Ruth Ford Ruth Ford

STATE OF TENNESSEE
Davidson County

BOOK 5979 PAGE 40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas A. Ford and wife Ruth Ford

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 17TH day of DECEMBER 82

Commission expires 1-22-86

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute 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

Douglas A. Ford

TO

Scott C. Nixon

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR BOOK 5979 PAGE 41

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
			73000.00- CO	
			189.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 196.30-	
6101A	12/17/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22030

IDENTIF. REFERENCE

DEC 17 1 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916353