BOOK 6064 PAGE 563

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 83.

Notary Public

MY COMMISSION EXPIRES: 10/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN-ATTORNEY
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel L. Nixon etux (NAME)	Commerce Union Bank (NAME)	72712
5108 Meta Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	161-2-153
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, W.L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel L. Nixon and wife Sandra T. Nixon

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. 45 on the plan of Resubdivision of Lots 44,45,46,47,48 & 49, Section Two, McMurray Place, of record in Book 5190, page 668, Register's Office for said County.

Said Lot No. 45 fronts 68.99 feet on the westerly margin of Meta Court and extends back 203.49 feet on the northerly line and 171.27 feet on the southerly line to a dead line in the rear, measuring 102.66 feet thereon.

Being the same property conveyed to the Grantor by deed of record in Book 6035, page 255, said Register's Office.

This coveyance is subject to restrictive covenants of record in Book 5939, page 231 said Register's Office, and to the matters set forth in the aboved referenced plan of record.

H 50391

IDENTIF. REFERENCE

MAY 27 9 07 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved (X) property, known as 5108 Meta Court (House Number) (Street) Nashville, Tennessee 37211 (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 my hand this 25th day of May, 19 83

W.L. Bainbridge, Inc.

By: W.L. Bainbridge, III, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The Undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W.L. Bainbridge, III and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the W.L. Bainbridge, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 W.L. Bainbridge, III as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of May, 1983.

My commission expires 10/15/83

Diana Carol Bolte
Notary Public

WARRANTY DEED

FROM

W.L. Bainbridge, Inc.

TO

Joel L. Nixon and wife,

Sandra T. Nixon

PATRICIA SPICER CARDEN-ATTORNEY
ATTORNEYS AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____ BOOK 6064 PAGE 565

FOR_____

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
			59000.00- CO	
			153.40 CO TX	
			.60 PRFEE	
			6.00 WDEED	
			CHECK	159.80-
0658A05/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H50391

IDENTIF. REFERENCE

MAY 27 9 07 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952041