FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 1983

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 6130 PAGE 35

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
Deborah M. Austin (NAME)	MortgageAmerica, Inc. (NAME)	135-5-49
329 Melvin Jones Drive (STREET ADDRESS OR ROUTE NUMBER)	110 Office Park Drive, Suite 200 (STREET ADDRESS)	2DU-7420
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35223 (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, Lawrence W. Nixon and wife, Linda B. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah M. Austin

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. 54 on the plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County.

SAID Lot No. 54 fronts 79 feet on the westerly margin of Melvin Jones Drive and extends back 214.7 feet on the northerly line and 217 feet on the southerly line to a dead line in the rear, measuring 68.89 feet thereon.

BEING the same property conveyed to Lawrence W. Nixon and wife, Linda B. Nixon by deed from Robert J. Alcorn and wife, Esther F. Alcorn, of record in Book 4114, page 985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3400, page 120, as amended in Book 3436, page 43, both in the Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

H 7.1:60 1

IDENTIF. REFERENCE

SEP 6 10 59 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( )
This is improved (XX) property, known as 329 Melvin Jones Drive, Nashville, TN 37217
(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 hands this 31st day of August, 1983

Lawrence W. Nixon

Lawrence W. Nixon

Linda B. Nixon

Linda B. Nixon

505

STATE OF TENNESSEE }
~~Davidson County~~
COUNTY OF Davidson

BOOK 6130 PAGE 36

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence W. Nixon and wife, Linda B. Nixon

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, Davidson County, Tennessee, this 23rd day of August 19 83.

Commission expires ____________ [illegible signature] 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

Lawrence W. Nixon and wife,

Linda B. Nixon

TO

Deborah M. Austin

BOX 10

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_____

FOR_____

BOOK 6130 PAGE 37

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
505	A	09/06/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 1 6 0 1

IDENTIF. REFERENCE

SEP 6 10 59 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 976416