This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karl J. Nixon et ux	same	43-5
Route 1 (NAME) Patton Branch Rd.	(NAME)	Par 231
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- *Dollars,*

cash and other good and valuable consideration, we;

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Harold D. Woosley and wife, Nancy C. Woosley

have this day bargained and sold, and do hereby transfer and convey unto the said Karl J. Nixon and wife, Patsy W. Nixon, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the re-subdivision of Lots Nos. 16, 17 and 18 of Woodlawn Estates as recorded in Book 5190, page 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the meets and bounds of said Lot.

Being the same property conveyed to Harold D. Woosley and wife, Nancy C. Woosley by deed from Harold D. Woosley and wife, of record in Book 6015, page 391, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,000

Subscribed and sworn to before me, this the 5th day of JANUARY 19 84

Affiant Karl J. Nixon

My commission expires: 10-20-85 (Affix Seal)

Notary Public A. Y. Brewer

NOTARY PUBLIC STATE AT LARGE TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* Jan, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Harold D. Woosley
Harold D. Woosley

Nancy C. Woosley
Nancy C. Woosley

01/09 136.50- CHECK

4963

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Harold D. Woosley and wife, Nancy C. Woosley,

the within named 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 OLD HICKORY, Tennessee
this 5th *day of* JANUARY, *19*84

G. Y. Brewer
Notary Public

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self* to be ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....
Notary Public

Commission expires .....

Mail: Co. Ct. House
1000 Southeastern Road

WARRANTY DEED

FROM

HAROLD D. WOOSLEY ET UX

TO

KARL J. NIXON ET UX

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-21013

REGISTER'S OFFICE
JAN 9 2 44 PM '84
7 5 6 4 5 4 H

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
4963A01/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54
H 9 64
REFERENCE
IDENTIF.
2 84 AM '84
JAN 9
REGISTER
DAVIDSON CO., TN

No. 5424