THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 46

ADDRESS NEW OWNER:

M. Michael Nixon
502 Huckleberry Rd.
Nashville, Tn. 37205

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

Part of
104-2-122
and
104-6-10

WARRANTY DEED

BOOK 6483 PAGE 304

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Percy Wilkins, Jr., Trustee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. Michael Nixon, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Certain Condominium Apartments in Davidson County, Tennessee, being Units Nos. E-1, E-2, E-3, E-4 and E-5 as proposed on the plan of Longview Condominiums, of record in Book 6200, page 95 amended in Book 6200, page 101, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Percy Wilkins, Jr., Trustee with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary, by deed from J. Donald Henson, Sr. and wife, Marlyn A. Henson, of record in Book 6290, page 170, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6290, page 125, amended in Book 6359, page 510, and Book 6365, page 587, all in the Register's Office for Davidson County, Tennessee. The property is also subject to restrictive covenants of record in Book 182, page 36, said Register's Office.

This is (un)improved property, known as Proposed Units Nos. E-1, E-2, E-3, E-4 and E-5, Longview Condominiums, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of February, 19 85.

Percy Wilkins, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 19 85, before me personally appeared Percy Wilkins, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Pamela B. Hampton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept. 12, 1987

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6483 PAGE 305

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~100,~~000.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of February, 1985.

My Commission Expires: Sept. 12, 1987

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
PERCY WILKINS, JR., TRUSTEE

to:
M. MICHAEL NIXON

FELIX E. DYER, CLERK & REGISTER
DAVIDSON COUNTY, TN
FEB 6 2 35 PM '85

IDENTIF. REFERENCE

1 9 4 6 1 8 1

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

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

RECEIVED OF _____

FOR _____

BOOK 6488 PAGE 306

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
			100000.00- CAMT.	
			260.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	266.50-
			9249A02/06/85 BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 1 4 6 1

IDENTIF. REFERENCE

FEB 8 2 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106702