#3950

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

BOOK 6597 PG 577

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SARAH CAMILLE FARRIS (NAME)	New Owner (NAME)	Map 117-6-A
2926 Wellesley Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, ROBERT A. NIXON, JR. and wife, PEGGY G. NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH CAMILLE FARRIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 9-B on the Plan of Lot 9, Wellesley Trace, Section III, as of record in Plat Book 5210, page 156, amended in Book 5210, page 305, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Nixon, Jr. and wife, Peggy G. Nixon by deed from Dudley Warner & Associates, Inc. of record in Book 5893, page 62, and by quitclaim deed from Dudley Warner, II and wife, Beth G. Warner of record in Book 5893, page 65, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1985, which have been prorated and assumed by the Grantees; (2) By-Laws of Wellesley Trace Homeowner's Association, Inc. of record in Book 5054, page 649; (3) Master Deed for Wellesley Trace Homeowner's Association, Inc. of record in Book 5054, page 633, amended in Book 5631, page 194; and (4) All matters appearing on the plan of record in Plat Book 5210, page 156, amended in Book 5210, page 305, said Register's Office.

JUL 3 8 11 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

J 1:7 9 6:2

IDENTIF. REFERENCE

This is improved (XX) unimproved ( ) property, known as 2926 Wellesley Trace, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of July, 1985.

ROBERT A. NIXON, JR.

PEGGY G. NIXON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT A. NIXON, JR. and wife, PEGGY G. NIXON

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Sarah Camille Farris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROBERT A. NIXON, JR. and wife,
PEGGY G. NIXON

TO

SARA CAMILLE FARRIS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6597 PAGE 579

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
			161500.00- CAMT.	
			419.90 MSTAX	
	VD		419.90- MSTAX	
			419.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	426.40-
4253A07/03/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 9 6 2

IDENTIF. REFERENCE

Jul 3 8 11 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 150536