THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

mail

ADDRESS NEW OWNER:
Jack O. Nixon
509 Emily Drive
Goodlettsville, TN 37072

SEND TAX BILLS:
-New Owner-

MORTGAGEE:
-None-

MAP-PARCEL
Map 107
Group 9
Parcel 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maxie O. Patton, III, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jack O. Nixon, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in Davidson County, Tennessee, being Lot No. 1 on the Plan of Newgent Subdivision, as of record in Book 6050, page 213, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Maxie O. Patton, III, by virtue of a deed from William E. Newgent and wife, Mary L. Newgent, as of record in Book 6788, page 760, Register's Office for Wilson County, Tennessee.

This is unimproved property known as 1000 Massman Drive, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Book 6050, page 213, Register's Office for Wilson County, 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 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 8th day of July, 1986.

Maxie O. Patton III
MAXIE O. PATTON, III

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxie O. Patton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 8th day of July, 1986.

Alice J. Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 12,500 .

Jack D. Nixon
AFFIANT

Subscribed and sworn to before me this 8th day of July, 1986.

Alice J. Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

19251

IDENTIFICATION REFERENCE

JUL 11 8 40 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6913 PAGE 955

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

12500.00- CONT.
35.00 CSTAX
.50 PRFE
6.00 WDSD
CHECK 41.50-
5766A07/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1925

IDENTIFICATION REFERENCE

JUL 11 8 40 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 269169