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FORM NO. WD-1

STATE OF TENNESSEE, XXXXXXX } Williamson
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 1986

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Nixon (NAME)	Buckeye Federal Savings & Loan (NAME)	150-02
812 Holder Court (STREET ADDRESS OR ROUTE NUMBER)	733 Greencrest Drive (STREET ADDRESS)	369
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Westerville, Ohio 43081 (CITY) (STATE) (ZIP)	02D 74787

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, Shelia Hollander Wolff, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Nixon

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:

Being Lot No. 51-B, Zone Lot Division Lots 49, 50, 51 and 52, Harbor Gate Section One of record in Plat Book 6200, Page 228, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sheila Hollander Wolff, an individual by deed from George W. Holder Jr., a married man of record in Book 6815, Page 635, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6221, page 253, Book 6597, Page 157, Book 6599, Page 984, Book 6486, Page 436 and Book 6540, Page 292, said Register's Office. said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6559, Page 297, Register's Office for Davidson County, Tennessee in the original principal amount of $45,350.00.

This is unimproved ( ) improved (XX) property, known as 812 Holder Court, 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 her hand this 16th day of October, 19 86

Sheila Hollander Wolff

Shella Hollander Wolff

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelia Hollander Wolff

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of October 19 86

Commission expires 1-10 87

N. Eddie Mont
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 Shelia Hollander Wolff

TO John A. Nixon

61998

IDENTIFICATION REFERENCE

Nov 11 9 16 AM '86

FELIX P. MCLAUGHLIN REGISTER
DAVIDSON COUNTY, TN

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

520[illegible].10- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10-.
4574AT 11/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1998

IDENTIFICATION REFERENCE

Nov 11 9 16 AM '86

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 10584