BOOK 7056 PAGE 420

Address New Owner:	Map-Parcel Numbers:
John T. Nixon 1026-A, 18th Ave. South Scarritt Place South Condominiums, Unit 6 Nashville, Tennessee 37212	104-4B-006
Send Tax Bills To:	**Address of Mortgagee:**
Same	Nashville City Bank & Trust Co 315 Union Street Nashville, Tennessee 37219
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, WILLIAM N. CARTER and KATHERINE E. WOODS, both unmarried individuals (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto the said JOHN T. NIXON (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in EXHIBIT A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $186,175.00.

Affiant

Subscribed and sworn to before me this 1st day of December, 1986.

Notary Public
My Commission Expires: 7-9-88

12/02 530.86- CHECK

This is improved property, known as 1026-A, 18th Avenue South, Scarritt Place South Condominiums, Unit 6, 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 and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of December 1986.

William N. Carter
WILLIAM N. CARTER

Katherine E. Woods
KATHERINE E. WOODS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Gary D. Miller, a Notary Public in and for said County and State, the within named William N. Carter and Katherine E. Woods, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 1986.

Gary D. Miller
Notary Public

My Commission Expires: 7-9-

EXHIBIT A BOOK 7056 PAGE 422

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 on the Plan of Revised, Scarritt Place South Condominiums of record in Book 5200, page 287, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to William N. Carter and Katherine E. Woods by deed from Yearwood, Johnson and Hooper, a Tennessee partnership of record in Book 5946, page 820, said Register's Office.

68614

IDENTIFICATION REFERENCE

DEC 2 10 55 AM '86

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 423

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

186'75.00- CNIT
521.36 CSTW
.50 PRFE
9.00 MORT
CHECK 553.36-
2025A12/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 6 1 4

IDENTIFICATION REFERENCE

Dec 2 10 55 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No17849