ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
KENNETH E. DEWITT ET UX	FIRST TENNESSEE BANK NATIONAL ASSOCIATION	11D 78775
(NAME)	(NAME)	
733 Tahlena Avenue	P.O. Box 1000, Dept. 47	52-6-87
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115	Memphis, TN. 38184	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7062 PAGE 71

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

DEC 8 10 17 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

70479

We, EDWIN L. NIX AND WIFE, IRA NIX,
have bargained and sold, and by these presents do transfer and convey unto the said KENNETH E. DEWITT AND WIFE, JOAN R. DEWITT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Madison Heights Subdivision, Section No. 1, as of record in Book 1424, page 6, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Edwin L. Nix and wife, Shirley Frances Nix, by deed from W. D. Smith and wife, Mary Ann Smith, of record in Book 4318, page 637, Register's Office for Davidson County, Tennessee. The said Edwin L. Nix and wife, Sbirley Frances Nix having since divorced, and by Divorce Decree of the Fifth Circuit Court of Davidson County, Tennessee, Rule No. 85874,

The said Edwin L. Nix having since remarried.

IRA NIX, spouse of the said Edwin L. Nix, joins in this conveyance for the purpose of conveying any marital rights which she may have in subject property by virtue of her marriage.

unimproved ( )
This is improved (XX) property, known as 733 Tahlena Avenue (House Number) (Street)
Madison, TN. 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 14th day of November, 19 86.

Edwin L. Nix — Ira Nix

Edwin L. Nix — Ira Nix

BOOK 7062 PAGE 72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWIN L. NIX AND WIFE, IRA NIX

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 14th day of November, 19 86.

My commission expires SEPT. 9, 1989 Notary Public Sylvia L. Roper

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 14th day of November, 19 86.

My commission expires SEPT. 9, 1989 Notary Public Sylvia L. Roper

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM EDWIN L. NIX ET UX

TO KENNETH E. DEWITT ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7062 PAGE 73

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

6950[illegible].00- CAMT.
194.60 CSTAX
.50 PRFE[illegible]
6.00 WDEED
CHECK 201.10-
42[illegible]12/08/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7047.9

IDENTIFICATION REFERENCE

DEC 8 10 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.20015