File Box #24

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 86.

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
David F. Nix (NAME)	The Lomas & Nettleton Company (NAME)	MAP 120-1
803 Winthorne Court (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PAR. 21
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	02DA 43871

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, Martha Jean McGinnis Chaney and husband, Larry Chaney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David F. Nix and wife, Judy B. Nix, as tenants by the entirety

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. 312 on the Plan of Glengarry Park, Section Three, of record in Book 2900, Page 25, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Martha Jean McGinnis by deed of record in Book 4536, Page 743, and Final Decree of record in Book 6831, Page 493, Register's Office, Davidson County, Tennessee.

Martha Jean McGinnis and Martha Jean McGinnis Chaney is one in the same person.

Larry Chaney herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to restrictions of record in Book 2796, Page 604, and Book 2960, Page 6, said Register's Office.

This conveyance is subject to public utility easement, sewers and/or storm drainage easement, and building setback line of record in Book 2900, Page 25, said Register's Office.

Sewers and/or Storm Drainage Easement of record in Book 4197, Page 420, Register's Office, Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 803 Winthorne 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 my hand this 23rd day of December, 19 86

Martha Jean McGinnis Chaney

Larry B. Chaney

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Jean McGinnis Chaney and husband, Larry Chaney

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 Nashville, Tennessee, this 23rd day of December 19 86

Commission expires 7.9.89

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
Martha Jean McGinnis Chaney
Larry Chaney

TO
David F. Nix
Judy B. Nix

7.7211.

IDENTIFICATION REFERENCE

Dec 29 6 38 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

740[illegible].00- CAPT.
267.20 COTAX
.50 PRFEE
6.00 MISC
CHECK 213.70-
10752:12/29/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.2 1 1

IDENTIFI REFERENCE

Dec 29 6 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27561