MAP AND PARCEL NO: 92-15-A-105

This Instrument Prepared By: Mail
Heritage Title & Escrow Co., Inc.
City Hall Mall
Franklin, Tennessee 37064

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Don Nixon Rt. 1 Box 351 Lebanon, Tn. 37087	Same	Citizens Bank of Smithville

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, GIR INVESTMENTS, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey, has bargained and sold and by these presents does transfer and convey unto DON NIXON and wife, PATSY NIXON, their heirs and assigns forever, the following described property, to-wit:

Land in Davidson County, Tennessee, being UNIT NO. 105 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office of Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being a portion of the same property conveyed to GIR Investments, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey, by deed from Webb/Nashville Ventures, a Tennessee General Partnership composed of Wesley N. Williams, Jr. and R. Dudley Webb, of record in Book 6565, page 274, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to

2.7.1.6.6.

IDENTIFICATION REFERENCE

MAY 19 9 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

sell and convey the same, and that it is free from of any lien or encumbrance whatsoever with the following exceptions:

1. 1987 Davidson County taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with Grantee's assuming responsibility for payment of same.

2. Master Deed for Elliston Place Quarters of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office of Davidson County, Tennessee, and the by-laws appended thereto at Book 6657, page 106, said Register's Office.

3. Restrictions of record in Book 482, page 379 and Book 565, page 235, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 18th day of May, 1987.

GIR INVESTMENTS, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman, and Edward Richey.

By: Gordon E. Inman
Gordon E. Inman, Partner

By: William Barry Goodman
William Barry Goodman, Partner

By: Gordon E. Inman - attorney
Gordon E. Inman, Attorney-in-fact
(Power of Attorney of record at Book 6657, page 68, RODC, TN)

By: Edward Richey
Edward Richey, Partner

By: Gordon E. Inman - attorney
Gordon E. Inman, Attorney-in-fact
(Power of Attorney of record at Book 6657, page 70, RODC, TN)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, E. Renee Ardis, a Notary Public in and for the State and County aforesaid, personally appeared GORDON E. INMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of GIR INVESTMENTS, the within named bargainor, a partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Partner.

WITNESS my hand and seal at Franklin, Tennessee, this 19th day of May, 1987.

My Commission Expires:
5-27-90.

E. Renee Ardis
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, E. Renee Ardis, a Notary Public in and for the State and County aforesaid, personally appeared GORDON E. INMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM BARRY GOODMAN and EDWARD RICHEY, partners of GIR INVESTMENTS, the within named bargainor, a partnership, and who acknowledged that he executed the same as the free act and deed of said WILLIAM BARRY GOODMAN and EDWARD RICHEY as partners of GIR INVESTMENTS, for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, this 19th day of May, 1987.

My Commission Expires:
5-27-90.

E. Renee Ardis
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of Forty-nine Thousand Dollars ($49,000.00).

Don Nelson
Affiant

Sworn to and subscribed before me on this the 19th day of May, 1987.

My Commission Expires:
5-27-90.

E. Renee Ardis
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7240 PAGE 257

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
			49000.00- CAMT.	
			137.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 146.70-	
8698A05/19/87			BAL. .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.1:6.6

IDENTIFI REFERENCE

MAY 19 9 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83212