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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 $ 75,000.00

Hervie F. Clemons Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May, 19 87

A. Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
HERVIE F. CLEMONS, JR. (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 51-14
712 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 SIX FORKS ROAD (STREET ADDRESS)	PARCEL 52
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	RALEIGH, NORTH CAROLINA 27609 (CITY) (STATE) (ZIP)	12DZ 14160

FOR AND 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, HOWARD D. NIXON and wife, BONNIE S. NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERVIE F. CLEMONS, JR. and DORIS MARIE HOLT, UNMARRIED, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

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:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, page 80, Register's Office for said County.

Said lot fronts 131.23 feet on the southerly side of Lemont Drive and extends back 206.2 feet on the easterly line and 251.31 feet on the westerly line, which is a broken line, to a dead line and measures 78 feet thereon.

Being the same property conveyed to Howard D. Nixon and wife, Bonnie S. Nixon by deed of record in Book 4436, page 202, Register's Office for Davidson County, Tennessee.

2.7.3 8.5.

IDENTIFICATION REFERENCE

MAY 19 1 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 712 Lemont Drive, Nashville, TN 37216
(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 heir 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 covey 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 our hand s this 15th day of May, 19 87

HOWARD D. NIXON

BONNIE S. NIXON

Howard D. Nixon

Bonnie S. Nixon

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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 HOWARD D. NIXON and wife, BONNIE S. NIXON

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 GOODLETTSVILLE, Tennessee, this 15th day of May, 19 87

Commission expires January 21, 1990

A. Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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
HOWARD D. NIXON and wife, BONNIE S. NIXON

TO
HERVIE F. CLEMONS, JR. and DORIS MARIE HOLT, UNMARRIED

RETURN TO:
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

75000.00- CAMT.
210.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 216.50-
8934A05/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7 3 8 5

IDENTIFICATION REFERENCE

MAY 19 1 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83446