THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 7331 PAGE 941

WARRANTY DEED

Address New Owner as Follows:	Name/Address Mortgagee:	Map/Parcel Numbers:
John R. Voigt, Trustee c/o O'Hare, Sherrard & Roe Fourth Floor 500 Church Street Nashville, Tennessee 37219	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue North Nashville, Tennessee 37219	104-6F 33

FOR AND IN CONSIDERATION of the sum of Eighty-nine Thousand Five Hundred Dollars ($89,500) M. Michael Nixon (unmarried) (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto John R. Voigt, Trustee, with full power to sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary (hereinafter referred to as "GRANTEE"), and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-5, on the Plan for Longview Condominiums of record in Plat Book 6200, page 95 as amended in Book 6200, page 101, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to M. Michael Nixon (unmarried) from Percy Wilkins, Jr., Trustee, of record in Book 6488, page 304, Register's Office for Davidson County, Tennessee ("RODC").

This is improved property known as 3327 Long Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for (1) 1987 taxes, a lien not yet due and payable which have

been prorated and assumed by Grantee; (2) subject to restrictions, easements, liens and other matters set forth in the Master Deed and the Bylaws of record in Book 6290, page 125, as amended in Book 6359, page 510 and Book 6365, page 587, RODC; (3) matters contained in the Plat of Longview Condominiums of record in Plat Book 6200, pages 95 and 101, RODC; (4) subject to restrictive covenants of record in Book 182, page 36, RODC; and (5) subject to tenants in possession pursuant to an unrecorded lease, if any. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors and assigns, against the lawful claims of all persons.

Witness my hand this 31st day of August, 1987.

M. Michael Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared M. Michael Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of August, 1987.

Notary Public

My Commission Expires:
In 5-13-89.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $89,500.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me, this the 21 day of August, 1987.

Notary Public

My Commission Expires:
4-23-89

58144

IDENTIFICATION REFERENCE

Aug 21 1 16 PM '87

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			250.60	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	260.10-
4304A08/21/87				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58144

IDENTIFICATION REFERENCE

AUG 21 1 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68168