file box 8/cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Steven J. Dansky 502 Huckleberry Road Nashville, TN 37205	same	MAP 102-16 PARCEL 87 8DZ-52290

WARRANTY DEED BOOK 7339 PAGE 587

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

M. Michael Nixon, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven J. Dansky and wife, Ellen Davis Dansky

hereinafter called the Grantee, Grantee's 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. 129 on the plan of Section Eight, Hillwood Estates, of record in Book 2133, page 123, Register's Office for said County.

SAID Lot No. 129 fronts 220 feet on the northerly margin of Huckleberry Road and extends back 225.05 feet on the westerly line and 307 feet on the easterly line to a broken line in the rear, measuring 291 feet thereon.

Being the same property conveyed to M. Michael Nixon, unmarried by deed from John V. Beall and wife, Evelyn E. Beall of record in Book 6162, page 590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6 0 8 1 8

IDENTIFICATION REFERENCE

AUG 31 1 16 PM '87

DAVIDSON COUNTY, TN

This is unimproved property, known as 502 Huckleberry Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of August, 19 87.

M. Michael Nixon

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of August, 19 87, before me personally appeared M. Michael Nixon, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 179,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of August, 1987.

My Commission Expires: Nov 4 1987

_____
Notary Public

WARRANTY DEED

from:
M. Michael Nixon, unmarried

to:
Steven J. Dansky and wife,
Ellen Davis Dansky

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26950

box 8/t1

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

RECEIVED OF _____

FOR _____

BOOK 7339 PAGE 589

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

179000.00- CAMT.
501.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 507.70-
7470A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60818.

IDENTIFICATION REFERENCE

AUG 31 1 16 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 11263