MAIL TO: Karl J. Nixon
907-A Old Hickory Blvd
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK
333 Gallatin Road South
Madison, TN 37115

BOOK 7527 PAGE 79

WARRANTY DEED

8678 04/27 0101 03CHECK 210.90

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KARL J. NIXON ET UX (NAME)	Same (NAME)	
907A Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 42-9
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	Parcel 4

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

CASH IN HAND PAID and other good and valuable considerations, the receipt whereof is hereby acknowledged,

WE, HAROLD D. WOOSLEY ET UX, NANCY C. WOOSLEY, hereinafter referred to as----------GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said KARL J. NIXON ET UX, PATSY W. NIXON, hereinafter referred to as----------GRANTEES

their ---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND IN Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Gleaves Land in the 11th Civil District, described as follows:

BEING a portion of the East 80 feet on Lot No. 11 and Lot No. 12, on the map of Locust Hill, not of record; being more particularly described in a survey by Howard George and Associates (Project No. 8414), dated February 28, 1984, as follows:

LOT NO. 12: Beginning at an iron pin set on the South right-of-way of Old Hickory Boulevard approximately 1240 feet East of the centerline of Dickerson Pike; thence S 74 degrees 22' 50" E, 68.90 feet to an iron pin set; thence S 8 degrees 32' 10" W, 368.20 feet to an iron pipe found; thence N 75 degrees 27' 10" W, passing an iron pin found at 112.66 feet, a total distance of 113.66 feet to an iron pin set; thence N 15 degrees 31' 00" E, 367.52 feet to the beginning; containing 0.77 acres, more or less.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 19th day of April 19 88

Affiant Harold D

My commission expires: 8-10-91 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 909 A+B old Hickory Blvd., Madison, Tn. 37115 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ----------GRANTEES, ----------their *(successors), heirs and assigns forever* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

further covenant and bind ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ----------GRANTEES, ----------their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* April *19* 88 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Harold D. Woosley
HAROLD D. WOOSLEY

NANCY C. WOOSLEY
Nancy C. Woosley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. Richard Corley, Jr., a Notary Public in and for said County and State, HAROLD D. WOOSLEY ET UX, NANCY C. WOOSLEY

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 19th day of April, 19 88.

E. Richard Corley Jr. Notary Public

Commission expires 8-10-91

E. RICHARD CORLEY JR. NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

(continued from page 1)

BEING Lot No. 12 of the same property conveyed to Harold D. Woosley et ux, Nancy C. Woosley, by Warranty Deed from Billie Catherine Dame Briggs et vir, Sammie Lee Briggs, dated March 2, 1984, of record in Book 6242, page 402, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM
Harold Woosley, Et Ux

TO
Karl Nixon, Et Ux

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

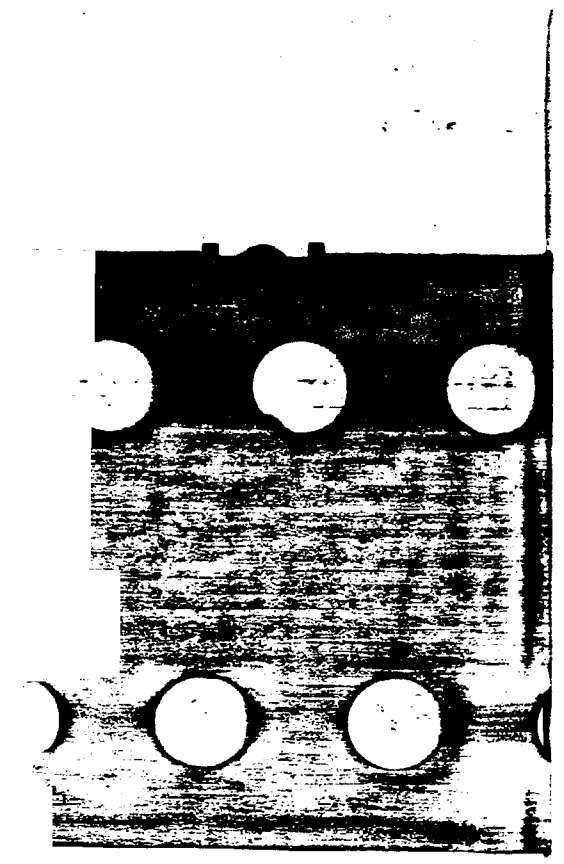
Mail To:
Karl A. Nixon
607-A Old Hickory Blvd
Madison, Tn.

IDENTIFICATION REFERENCE

APR 27 10 17 AM '88

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

24857



OFFICIAL RECEIPT

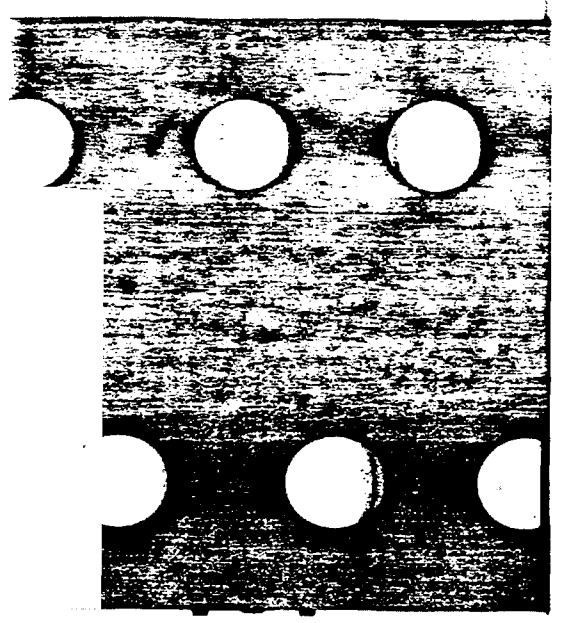
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7527 PAGE 81

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
				CAMT 73000.00
				CON TX 204.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 210.90
				CHECK 210.90
04/27/88	01			10:18 0001 8678



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24857

IDENTIFICATION REFERENCE

APR 27 10 17 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84758