BOOK 7584 PAGE 317

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas C. Nixon, unmarried 5527 Eulala Drive Nashville, TN 37211	Troy & Nichols, Inc. P. O. Box 4025 Monroe, LA 71211-4025	Map 162-09-0 Parcel 083.00

This instrument prepared by:
Robert J. Notestine, III, Attorney at Law
120 Donelson Pike, Nashville, Tennessee 37214

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, Park Avenue Investments, Inc., a Tennessee Corporation, (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Thomas C. Nixon, unmarried, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 4A on the Plan of Hickory View, Section Two, as of record in Book 5800, Page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Park Avenue Investments, Inc., a Tennessee Corporation by deed from the Secretary of Housing and Urban Development of Washington, D. C., his successors and assigns, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5527 Eulala Drive, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of value, whichever is greater 03/16r04/27s0101 03CHECK 118.50
transfer is $40,000.00

Thomas C. Nixon
Affiant

Subscribed and sworn to before this 17th day of June, 1988.

Robert John Notestine
Notary Public
My commission expires May 13, 1990

4 4 2 0 6

IDENTIFICATION REFERENCE
JUN 27 4 00 PM '88
FILED IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TN
RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of June, 1988.

Joshua Safeek, PRESIDENT.
Joshua Safeek, President
Park Avenue Investments, Inc. a
Tennessee Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Waterstine, a Notary Public in and for said County and State, the within named _____, the bargainers, 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 _____, Tennessee, this ____ day of _____, 19____.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

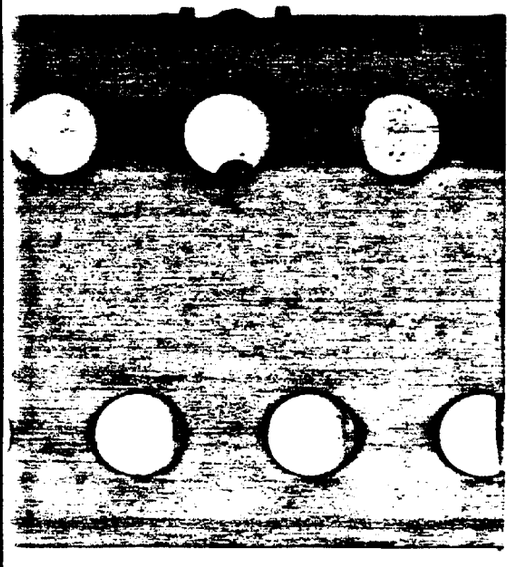
Before me, Robert John Waterstine of the state and county aforesaid, personally appeared Joshua Safeek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of the Park Avenue Investments, Inc., the within named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

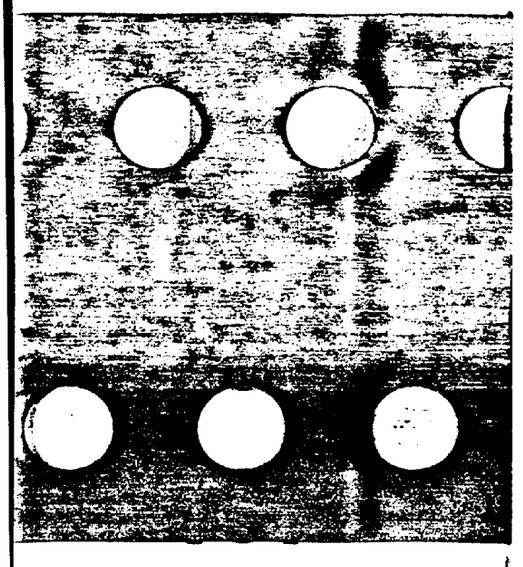
Witness my hand and seal at office in Nashville, TN, this 17th day of June, 1988.

Robert John Waterstine
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires:
May 13, 1990





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
				CAMT 40000.00
				CON TX 112.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 118.50
				CHECK 118.50
06/27/88		01		16:01 0001 0319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44206

IDENTIFICATION REFERENCE

JUN 27 4 00 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 107088