BOOK 7611 PAGE 879 File Box 16

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Mary Elizabeth Sesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 88

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES: May 20 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Baker, Worthington, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Elizabeth Sesler (NAME)	Investors Federal Savings Bank (NAME)	104-6F-31 CO
3323 Long Boulevard, Unit E-3 (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	F.B. #21W-13125
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	

FOR AND IN 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, M. Michael Nixon, an unmarried individual

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Elizabeth Sesler and Melonee Ann Jackson, unmarried individuals

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:

Certain Condominium Apartments in Davidson County, Tennessee, being Unit No. E-3, as proposed on the plan of Longview Condominiums, of record in Book 6200, page 95, 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 a portion of the same property conveyed to M. Michael Nixon by Warranty Deed dated February 4, 1985, executed by Percy Wilkins, Jr., Trustee, of record in Book 6488, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1988 taxes, a lien, but not yet due and payable; Restrictive Covenants of record in Book 182, page 36; the Plan of record in Book 6200, page 95, amended in Book 6200, page 101; Easement of record in Book 2270, page 206; and terms and provisions of Master Deed and By-Laws for Longview Condominiums, of record in Book 6290, page 125, as amended in Book 6359, page 510 and in Book 6365, page 587, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3323 Long Boulevard, Unit E-3, Nashville, Tennessee 37203
(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 heirs 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 convey 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 his hand this 27th day of July, 19 88

M. Michael Nixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dana B. Smith, a Notary Public in and for said County and State, the within named M. Michael Nixon

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 19 88.

Dana B. Smith Notary Public

Commission Expires May 20, 1992

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

2065 07/28 0101 03CHECK 311.75

WARRANTY DEED

FROM
M. Michael Nixon

TO
Mary Elizabeth Sesler and Melonee Ann Jackson

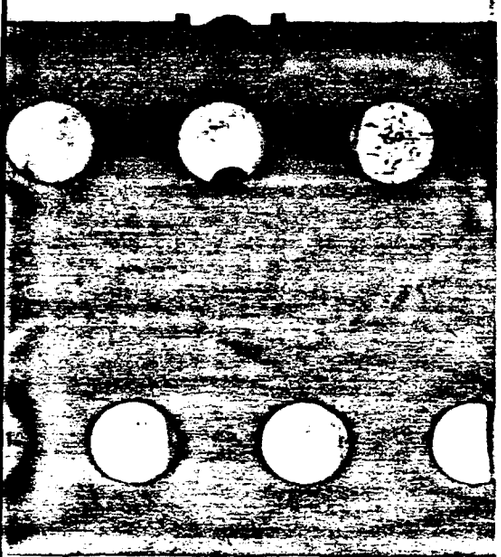
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

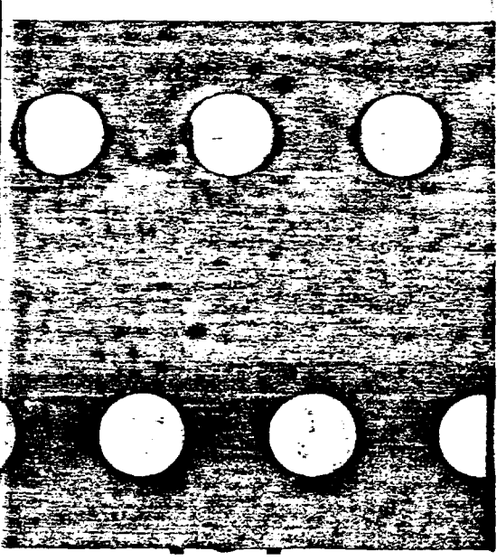
53563

IDENTIFICATION REFERENCE

JUL 28 11 05 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





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 92500.00
				CON TX 305.25
				PRFEE 0.50
				WDEED 6.00
				TOTAL 311.75
				CHECK 311.75
07/28/88		01		11:07 0001 2065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53563

IDENTIFICATION REFERENCE

JUL 28 11 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117816