0 6 7 6 5 0

Burton

BOOK 7723 PAGE 611

WARRANTY DEED

Name and Address of New Owner:

JOHN B. NIXON and MARY J. NIXON
210 General Forrest Drive
Franklin, TN 37064

Tax Map and Parcel/
Field Book

131-06-0-C-033-00-CO,
07D[illegible] 0101 03CHECK 738.80

Send Tax Bills To:

BAILEY MORTGAGE COMPANY
P. O. Box 1389
Jackson, MS 39215-1389

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths Dollars ($10.00), cash in hand paid to Bailey Mortgage Company, a Mississippi Corporation ("Grantor"), the receipt of which is hereby acknowledged by Grantor, and for other good and valuable consideration, Grantor has this day bargained and sold, and does hereby transfer and convey unto

JOHN B. NIXON and wife, MARY J. NIXON, ("Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plat of Burton Hills Village of Huntington Tract 10 of record in Book 6250, page 612, Register's Office for said County.
>
> Said Lot No. 145, which is a corner lot, fronts 85.00 feet on the northerly margin of Huntington Circle and fronts 62.85 feet on the easterly margin of an unnamed street (said frontage being a broken line) said frontages being joined by a curve having a length of 23.56 feet and extends back 110.00 feet on the northerly line and 70.00 feet on the easterly line, to a point of intersection.
>
> Being the same property conveyed to Bailey Mortgage Company, Inc. by deed from Frank Grace, Jr., Successor Trustee of record in Book 7574, page 88, Register's Office for Davidson County, Tennessee.

Grantor assumes and agrees to pay the ad valorem taxes for the current year and Grantee shall pay the ad valorem taxes for all subsequent years.

There is excepted from the warranty hereof all building restrictions, protective covenants, and prior mineral reservations of record.

There is excepted from the warranty hereof all easements and rights of way of record or as shown on the plat of the respective subdivision, all as recorded in the Register's Office of Davidson County, Tennessee.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 19th day of November, 1988.

BAILEY MORTGAGE COMPANY
a Mississippi Corporation

ATTEST:

Secretary

BY: _____
Its Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Shaun Johnson, a Notary Public of the State and County aforesaid, appeared HARRY R. BLAIR, JR., to me personally known who, being by me duly sworn, did say that he is Executive Vice President of BAILEY MORTGAGE COMPANY, a Mississippi Corporation, and that said instrument was signed and delivered in behalf of said corporation, by authority of its Board of Directors, and said HARRY R. BLAIR, JR. acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL, in Nashville, Tennessee, this the 19th day of November, 1988.

Shaun Johnson
NOTARY PUBLIC

SHAUN JOHNSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
My Commission Expires SEPT. 26, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this conveyance, or value of the property conveyed, whichever is greater, is $ 221,000.00 .

John B Shows
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public of the State and County aforesaid, on the 9th day of November, 1988.

Sue Cooke
NOTARY PUBLIC

My Commission Expires:
January 1, 1992

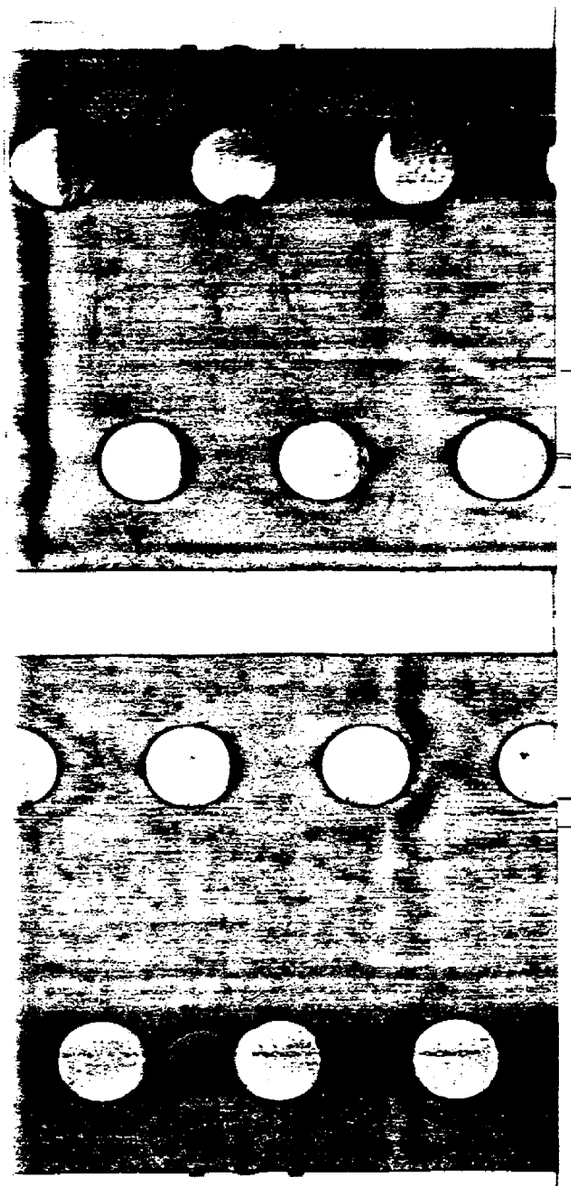
This Instrument Prepared by:

John Howard Shows
200 South Lamar Street
P.O. Box 1389
Jackson, Mississippi 39215-1389
601/949-8023

IDENTIFICATION REFERENCE

92069

Dec 8 3 44 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7723 PAGE 614

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	221000.00
			CON TX	729.30
			PRFEE	0.50
			WDEED	9.00
			TOTAL	738.80
			CHECK	738.80
12/08/88	01		15:43 0001	5676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92069

IDENTIFICATION REFERENCE

Dec 8 3 43 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161877