BOOK

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Robert E. Ellis et ux. P. O. Box 383 Pleasant View, Tn 37146	NEW OWNER	Map 41-12 Parcel 105 11D 08570

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated June 2, 1978, executed by Roy D. Nixon and wife, Betty S. Nixon, secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5293, page 559, Register's Office for DAVIDSON County, Tennessee, to secure to Fidelity Federal Savings & Loan Association the original principal amount of $50,000.00, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, We, BETTY S. NIXON, A WIDOW, and ELBIE TAYLOR SWINDLE AND WIFE, KATHRYN SWINDLE, collectively, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT E. ELLIS AND WIFE, JUDITH A. ELLIS, hereinafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of Kemper Heights, Section 5, as of record in Book 3106, page 502, Register's Office for said County.

Said Lot No. 9 fronts 95 feet on the southeasterly side of North Kemper Drive and runs back 395.59 feet on the southwesterly line and 443.45 feet on the northeasterly line, to a dead line measuring 104.21 feet thereon.

BEING the same property conveyed to Roy D. Nixon and wife, Betty S. Nixon by deed from Charles W. Evilcizer and wife, Juanita Evilcizer of record in Book 3433, page 126, said Register's Office. The said Roy D. Nixon, a citizen and resident of Davidson County, Tennessee, died testate on November 29, 1983, his Last Will and Testament having been probated in the Probate Court for Davidson County,

Tennessee; In re: Roy Donald Nixon, Docket No. 74131. The Estate has been closed and all debts and taxes with respect thereto have been paid. On September 27, 1979, the said Roy D. Nixon, a/k/a Roy Donald Nixon and R. Donald Nixon, and his wife, Betty Jean Nixon a/k/a Betty S. Nixon, entered into an Installment Land Contract with Elbie Taylor Swindle and wife, Kathryn Swindle for the sale of the property herein described. The said Betty S. Nixon, Elbie Taylor Swindle and his wife, Kathryn Swindle are the only persons who have an interest in the hereinabove described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the current year, which have been assumed by the GRANTEE without proration.

2. Those matters as they appear on the Plan of record in Book 3106, page 502, said Register's Office.

3. Restrictive Covenants of record in Book 3283, page 609, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6316, page 13, said Register's Office.

5. Deed of Trust executed by Roy D. Nixon and wife, Betty S. Nixon to Vaden Lackey, Jr., Trustee, of record in Book 5293, page 559, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

ELBIE TAYLOR SWINDLE AND WIFE, KATHRYN SWINDLE, join in the execution of this deed to convey any and all of their right, title and interest they may have in and to the hereinabove described property pursuant to an unrecorded Installment Land Contract, dated the 27th day of September, 1979, by and between R. Donald Nixon and wife, Betty Jean Nixon, as Seller, and Elbie Taylor Swindle and wife, Kathryn Swindle, as Buyer, but they do

not make any representations as to any of the warranties hereinabove recited.

WITNESS our hands on this the 30th day of JANUARY, 1989.

GRANTOR:

Betty S. Nixon
BETTY S. NIXON

Elbie Taylor Swindle
ELBIE TAYLOR SWINDLE

Kathryn Swindle
KATHRYN SWINDLE

3802 02/02 0101 03CHECK 316.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY S. NIXON, ELBIE TAYLOR SWINDLE AND KATHRYN SWINDLE, 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 this the 30th day of JANUARY, 1989.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of JANUARY, 1989.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

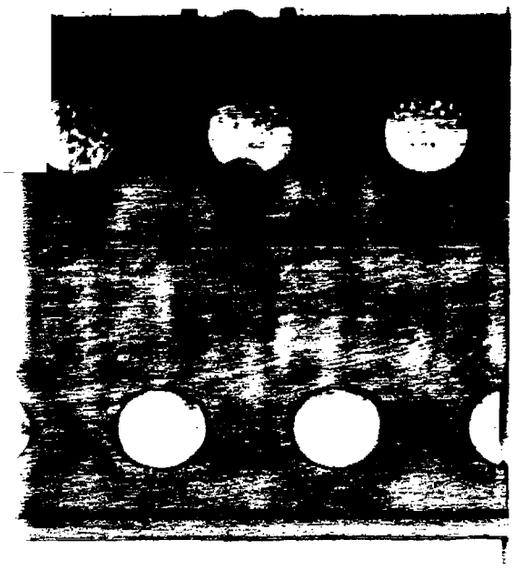
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

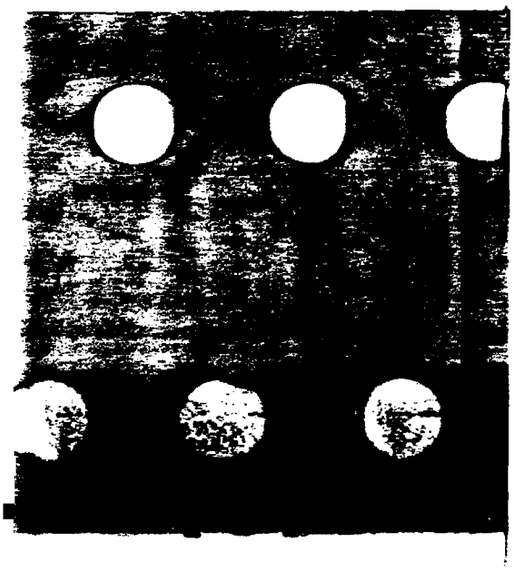
0 6 1 2 6

IDENTIFICATION REFERENCE

FEB 2 9 39 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 527

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	93000.00
CON TX	306.90
PRFEE	0.50
WDEED	9.00
TOTAL	316.40
CHECK	316.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/02/89 01 09:35 0001 3802

06126

IDENTIFICATION REFERENCE

Fe 2 9 33 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178312