Box 17

BOOK 8292 PAGE 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Charles D. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Donald Nixon (NAME)	Same as New Owner (NAME)	27W 19585
1505 Sevier Court (ADDRESS)	(ADDRESS)	83-5-187
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jewell K. Boyte, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Donald Nixon

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cobb's Subdivision of the R. K. Brown Property, as of record in Book 332, page 144, Register's Office for said County.

Said lot fronts 50 feet on the south side of Petway Avenue and runs back 146 feet 6 inches on the west line and 145 feet 3 inches on the east line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Jewell K. Boyte and wife, Mary Well W. Boyte by deed from Elizabeth Turnbull Sharp and husband, Stanley C. Sharp, Sr., of record in Book 3132, page 437, Register's Office for Davidson County, Tennessee; the said Mary Well W. Boyte having since died.

92465

IDENTIF. REFERENCE

FEB 13 12 59 PM '91

DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 1108 Petway Avenue, Nashville, Tennessee 37206
(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 my hand this 8th day of February, 19 91

Jewell K. Boyte
Jewell K. Boyte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewell K. Boyte

the bargainor, he, 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 Madison, Tennessee, this 8th day of February, 1991.

Commission expires November 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Jewell K. Boyte

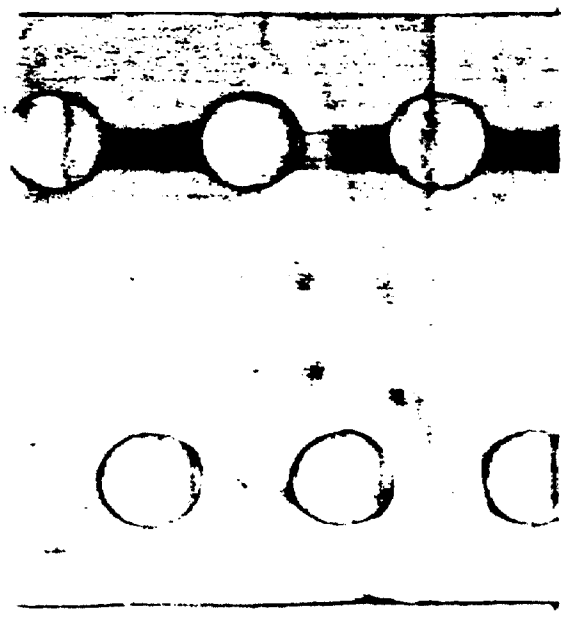
TO

Charles Donald Nixon

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

6385 02/13 0101 03CHECK 40.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

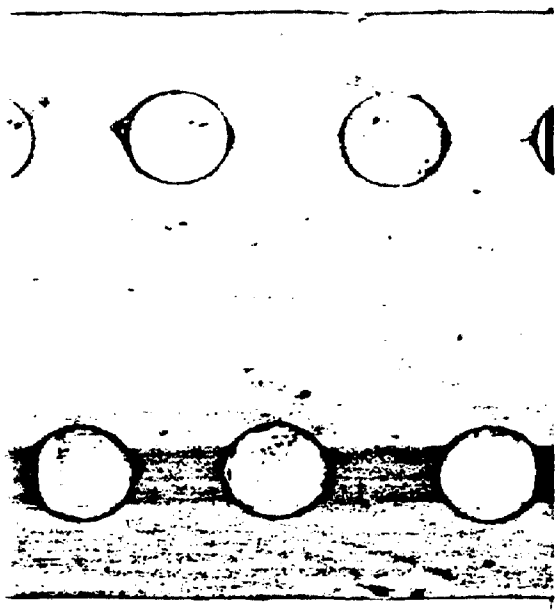
FOR _____

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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 10000.00
				CON TX 33.00
				PRFEE 1.00
				MDEED 6.00
				TOTAL 40.00
				CHECK 40.00

02/13/91 01 13:02 0001 6385



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92466

IDENTIF. REFERENCE

FEB 13 12 59 PM '91

REGISTER
DAVIDSON COUNTY, TN.

No. 396696