Box 53

BOOK 8296 PAGE 39

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,500.00
Robert E Whitson
Affiant

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

Gina K. Hall
Notary Public

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. WHITSON	SAME	MAP 72-12
(NAME) 1815 Cloverleaf Drive	(NAME)	PARCEL 313
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, HEIRS AT LAW OF ANNA LUCILLE NIXON, being DAVID NIXON, BILLIE KATHERINE NIXON SMITH, ANNA CHARLOTTE NIXON LAW AND DOUGLAS LLOYD NIXON
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. WHITSON AND WIFE, EMMA JEAN WHITSON

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. 92 on the plan of Birchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 87 feet on the northeasterly margin of Cloverleaf Drive, running back between lines measuring 150.5 feet on the southeasterly line and 148.06 feet on the northwesterly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Daniel L. Nixon and wife, Anna Lucille Nixon by deed of record in Book 3648, page 087, Register's Office for Davidson County, Tennessee; the said Daniel L. Nixon having predeceased Anna Lucille Nixon and Anna Lucille Nixon having since died, property now vests in the heirs at law of Anna Lucille Nixon being David Nixon, Billie Katherine Nixon Smith, Anna Charlotte Nixon Law and Douglas Lloyd Nixon.

This is not the principal residence of the Grantors.

94158
IDENTIF. TREFERENCE
FEB 21 8 51 AM '91
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 1815 Cloverleaf Drive, Nashville, TN 37216
(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 our hand S this 19th day of February 19 91

David Nixon
DAVID NIXON

Billie Katherine Nixon Smith
BILLIE KATHERINE NIXON SMITH

Anna Charlotte Nixon Law
ANNA CHARLOTTE NIXON LAW

Douglas Lloyd Nixon
DOUGLAS LLOYD NIXON

DCTN01 W 12/88 First Data Systems Inc. 1-800-626-5427

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 DAVID NIXON AND BILLIE KATHERINE NIXON SMITH

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of February, 91

Commission expires 1/23/93

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

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNA CHARLOTTE NIXON LAW, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 15th day of February, 1991.

My commission expires: My Commission Expires March 2, 1993

NOTARY PUBLIC

(AFFIX SEAL)

STATE OF MISSOURI:
COUNTY OF Jackson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS LLOYD 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 Kansas City, Missouri, this 18th day of February, 1991.

My commission expires: 9-5-91

NOTARY PUBLIC

(AFFIX SEAL)

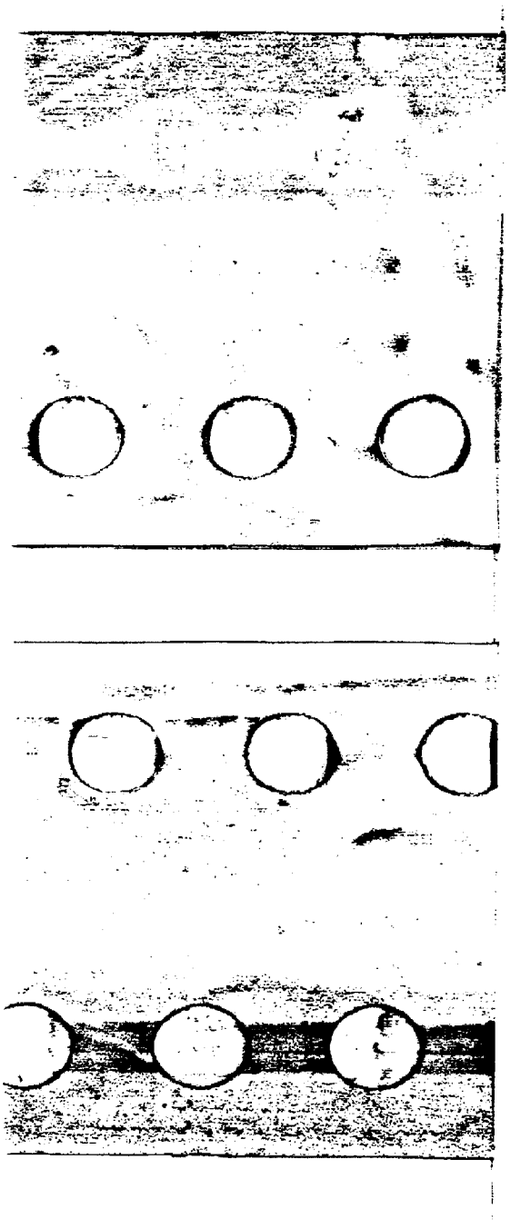
WARRANTY DEED

FROM

TO

RETURN TO:

8395 02/21 0101 03CHECK 206.65



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8296 PAGE 41

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 60500.00
				CON TX 199.65
				PRFEE 1.00
				MDEED 6.00
				TOTAL 206.65
				CHECK 206.65
02/21/91		01		08:51 0001 8395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 11 58

IDENTIF. T REFERENCE

FEB 21 8 51 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398656