BOOK 8341 PAGE 560 Box 5

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62000.00

Loyd W. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 91

Melissa Murphy
Notary Public

MY COMMISSION EXPIRES: 01/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Real Estate Loan Services, 1100 Kermit Drive, Suite 204, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Loyd W. Nixon et ux (NAME)	NONE (NAME)	Map 83
2816 Harriette Court (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO NEW OWNER (STREET ADDRESS)	Group 8
Nashville TN (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	Parcel 162

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, JULIAN E. SEWELL and wife, BARBARA H. SEWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO LOYD W. NIXON and wife, REBA B. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 4 on the Plan of Whitman Meadows, as of record in Book 2854, page 55, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Harriette Court, at the corner of Lots 3 and 4; thence with the line between said lots, easterly 133.6 feet to a point; thence northerly 91.55 feet to a point; thence westerly passing the south terminus of a 30-foot un-named street or roadway at 200 feet, a total distance of 234.5 feet to a corner of Lot 5; thence with the line between Lots 4 and 5; southeasterly 85.65 feet to the northerly terminus of Harriette Court thence with the terminus of the same, easterly, and southeasterly 75.18 feet to the point of beginning.

Being the same property conveyed to Julian E. Sewell and wife, Barbara H. Sewell by deed from Thomas E. Stewart and wife, Revayne D. Stewart, dated December 12, 1966, recorded December 13, 1966, Book 4085, page 798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and setback lines shown on plat of record in Book 2854, page 55, easement of record in Book 3992, page 17, and to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 2721 Harriette Court, Nashville, Tennessee a/k/a 2816 Harriette Court Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 30th day of April, 1991

Julian E. Sewell
JULIAN E. SEWELL

Barbara H. Sewell
BARBARA H. SEWELL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIAN E. SEWELL and BARBARA H. SEWELL

the bargainors, 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 Nashville, Tennessee, this 30th day of April, 19 91

Melissa McBroom Notary Public

Commission Expires 01/22/95

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 _____

WARRANTY DEED

FROM

TO

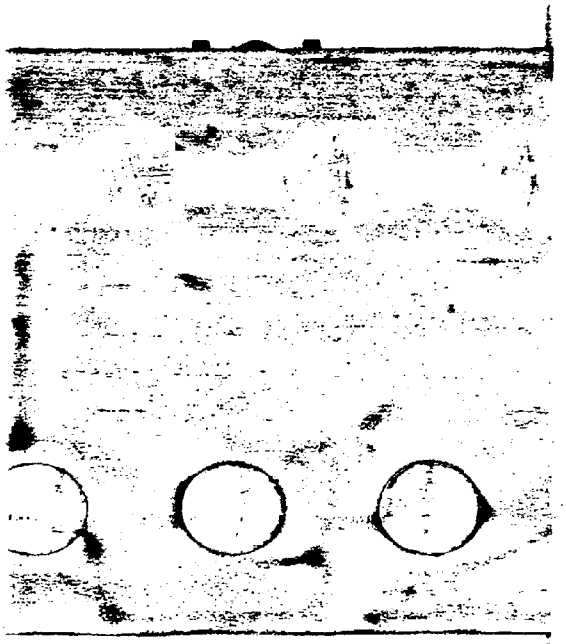
IDENTIF. TREFERENCE

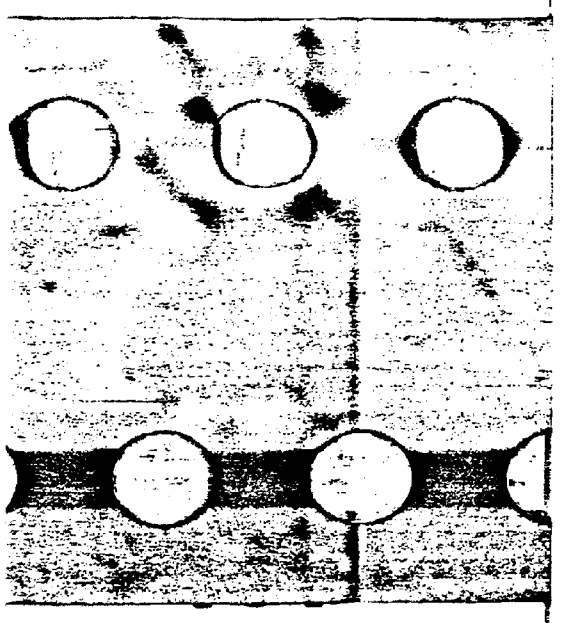
MAY 1 8 39 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

10711

211-60 7908 05/01 0101 03CHECK





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 62000.00
CON TX 204.60
PRFEE 1.00
WDEED 6.00
TOTAL 211.60
CHECK 211.60

05/01/91 01 08:39 0001 7908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.O.711

IDENTIF. REFERENCE

MAY 1 8 39 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417567