THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Esq.
315 Deaderick Street
Suite 105
00263443
BOX 35

WARRANTY DEED

BOOK 8367 PAGE 317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack O. Nixon	SAME	MAP 34-5
(NAME)	(NAME)	
509 E. Emily Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 63
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by Jack O. Nixon and wife, Brenda J. Nixon and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Sophia Crawford, Conservator for Estate of Margaret Hall Pyles

have this day bargained and sold, and do hereby transfer and convey unto the said Jack O. Nixon and wife, Brenda J. Nixon

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being the southerly 273 feet of Lot No. 36 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, described as follows:

Beginning in the center of Monticello Avenue at a point 127 feet south of the line between said Lot No. 36 and Lot No. 38 of said Subdivision; thence, eastwardly and parallel with the line between said two lots, 624.95 feet, more or less, to the westerly margin of a 30 foot reserved strip; thence with said reserved strip, southwardly 273.0 feet to the corner of said Lot No. 36 and Lot No. 34 of said Subdivision; thence with the line between said two lots, 627 feet to the center of said Monticello Avenue; thence with the center of said Avenue, 273.0 feet to the point of beginning.

Being the same property conveyed to Ronnie D. Mitchell by quitclaim deed from Katherine Goodson, Trustee, of record in Book 6218, page 666, Register's Office of Davidson County, Tennessee; said deed having been set aside and title vested in Estate of Margaret Hall Pyles, Conservatorship, by Decree of record in Book 8367, page 315, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $67,000.00

Subscribed and sworn to before me this the 3rd *day of* June, 19 91

Affiant

My commission expires 1-23-93 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 1537 Monticello Ave., Goodlettsville, TN 37072
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 3rd *day of* June, 19 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sophia Crawford, Conservator for Estate of Margaret Hall Pyles

Sophia Crawford, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sophia Crawford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 3rd day of June, 1991.

Notary Public

My Commission Expires: 1/23/93

9734

WARRANTY DEED

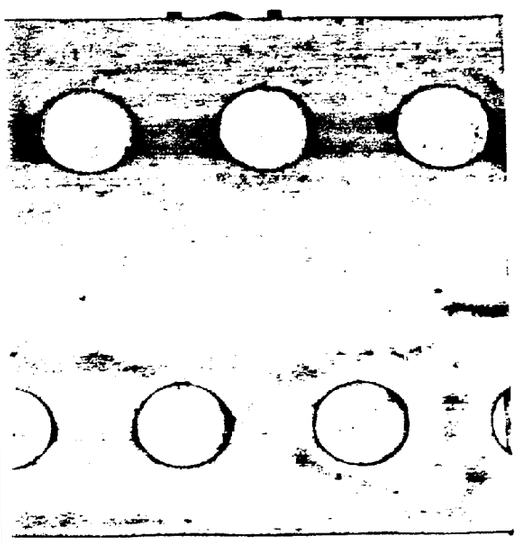
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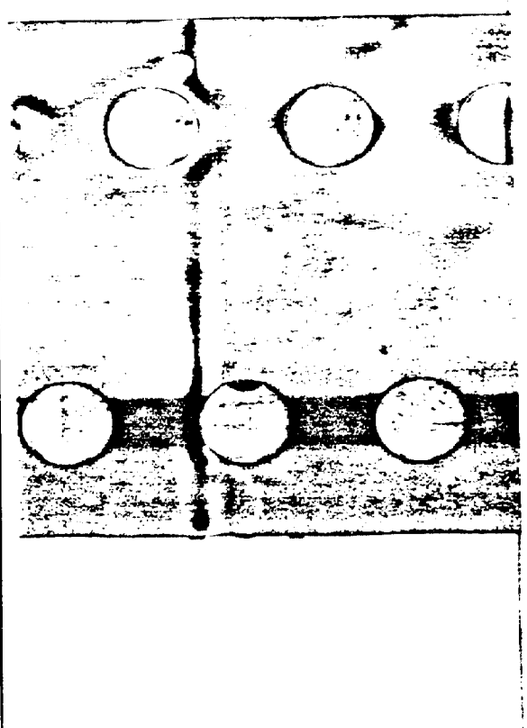
TO

JUN 5 11 46 AM '91

0867 06/05 0101 03CHECK 228.10

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 319

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	67000.00
CON TX	221.10
PRFEE	1.00
WDEED	6.00
TOTAL	228.10
CHECK	228.10

06/05/91 01 11:46 0001 0857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19734

IDENTIFICATION

JUN 5 11 46 AM '91

No. 427944