WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Randall Sexton, et ux	SAME	MAP 78
(NAME)	(NAME)	
P. O. Box 41163		PARCEL 57
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE THOUSAND 00/100 DOLLARS ($3,000.00) CASH IN HAND PAID TO THE GRANTOR BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Dennis Randall Sexton, an unmarried person HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Randall Sexton and wife, Nellie Ruth Sexton, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS MY ONE-HALF UNDIVIDED INTEREST IN, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers, December 13th, 1965 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd., at the southwest corner of the property conveyed to Arthur M. Mayernick and wife by deed from Joe W. Collier et al., of record in Book 4001, Page 385, Register's Office for said County; thence with the Mayernick's southerly line south 84 degrees 12 minutes east 565 feet to an iron pin; thence south 15 degrees 32 minutes west 245 feet to an iron pin; thence north 85 degrees, 00 minutes west 567 feet to an iron pin in the easterly margin of Old Hickory Blvd.; thence with said Blvd., northerly 248 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Dennis Randall Sexton and W. Randall Sexton by deed from Peter K. Nikonovich and wife, Sylvia Jean Nikonovich of record in Book 6638, Page 265 R.O.D.C., Tennessee.

Unimproved Property Rt. 3, Old Hickory Blvd. Nashville, TN 37204
(House Number) (Street) (City) (State) (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 28th day of June, 1991.

Dennis Randall Sexton
DENNIS RANDALL SEXTON

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $3,000.00
[Subscribed and sworn to before me, this the 28 day of June
[_____, 1991.
[
[Affiant
[My commission expires: Joyce Jordan
[(Affix Seal)
[9-25-93
[NOTARY PUBLIC
[

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 Dennis Randall Sexton, the bargainor, 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 28 day of June, 1991.

Joyce Jordan
NOTARY PUBLIC

My commission expires: 9-25-93

7421 07/01 0101 03CHECK 18.10

27.13.3.

IDENTIFICATION REFERENCE

Jul 1 11 26 AM '91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 656

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 3000.00
CON TX 11.10
PRFEE 1.00
WDEED 6.00
TOTAL 18.10
CHECK 18.10

07/01/91 01 11:27 0001 7421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27133.

IDENTIFICATION REFERENCE

JUL 1 11 26 AM '91

No. 436493