BOOK 8439 PAGE 112

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Margaret Hart
Affiant

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

Linda C Mathis
Notary Public

MY COMMISSION EXPIRES: 1-18-92
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Johnston	Tennessee, Inc. Service Mortgage Company of /	MAP 136-7
(NAME)	(NAME)	
129 Saxon Mist Drive	2285 Murfreesboro Road -Suite 215-B	PARCEL 164
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37217	Nashville, TN. 37217	TAX 2DX-00909
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, THOMAS H. NIXON, A Married Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW D. JOHNSTON AND WIFE, JEANNE JOHNSTON

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. 345 on the Plan of Priest Lake Park Subdivision, Section 5, recorded in Book 4460, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas H. Nixon, A Married Person, by deed from Robert F. Manuel and wife, Mary P. Manuel recorded in Book 6169, Page 413, Register's Office for Davidson County, Tennessee.

Connie Faye Nixon, wife of Thomas H. Nixon, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

4549 IDENTIFICATION REFERENCE

Sep 10 9 22 AM '91
FELIX Z. WHITSON II REGISTER
DAVIDSON COUNTY, TN

9196 09/10 0101 03CHECK 321.50

This is (unimproved / X improved) property, known as 129 Saxon Mist Drive Nashville, TN. 37217
(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 Their hands this 30th day of August, 19 91

Thomas H Nixon
THOMAS H. NIXON

Connie Faye Nixon
CONNIE FAYE NIXON

NOTARY PUBLIC

BOOK 8439 PAGE 113

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Nixon and wife, Connie Faye Nixon

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 28th day of August, 1991.

Commission Expires 1-18-92

Linda G. Matthews Notary Public

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

Thomas H. Nixon

Connie Faye Nixon

TO

Matthew D. Johnston

Jeanne Johnston



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

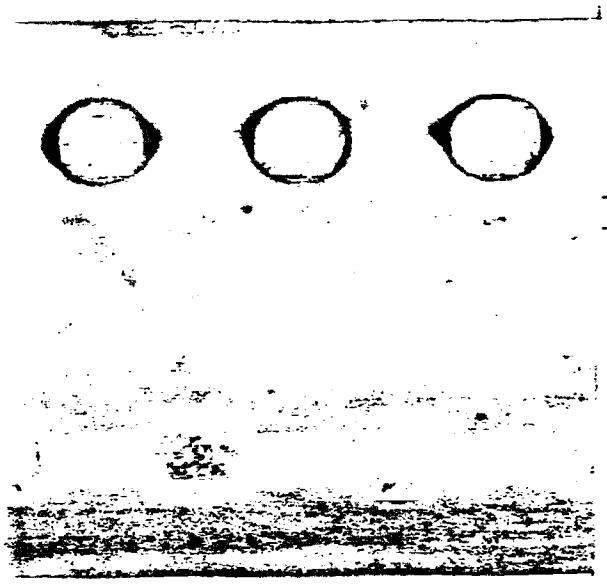
RECEIVED OF _____

FOR _____

BOOK 8439 PAGE 114

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	85000.00
CON TX	314.50
PRFEE	1.00
MDEED	6.00
TOTAL	321.50
CHECK	321.50

09/10/91 01 09:35 0001 9196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5491.

IDENTIFI REFERENCE

SEP 10 9 33 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 457456