This Instrument Prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

BOOK 8487 PAGE 795

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00.

Charles M. Nixon
Affiant

Subscribed and sworn to before me this 15th day of November, 1991.

Notary Public
My Commission Expires: 3-3-95

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
		73-13-205
Kendall V. Parkhurst Janet L. Parkhurst 903 West Cynthia Trail Goodlettsville, TN 37072	SAME	15DA-52935

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by KENDALL V. PARKHURST and wife, JANET L. PARKHURST, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, CHARLES M. NIXON and wife, LORENE M. NIXON, have this day bargained and sold and do hereby transfer and convey unto the said Kendall V. Parkhurst and wife, Janet L. Parkhurst, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 15 on the Plan of Dugger Heights Subdivision, Section III, as of record in Book 1835, page 54, Register's Office for said County. Said Lot No. 15 fronts 79.9 feet on the easterly side of Lethia Drive and runs back between broken lines 286.4 feet on the northerly line and 311.9 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

BEING the same property conveyed to Charles M. Nixon and wife, Lorene M. Nixon by deed from John Craig Mainland and wife, Jane Bennett Mainland of record in Book 4178, page 593, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant of record in Book 4083, Page 662, Register's Office for Davidson County, Tennessee; 10-foot easement for public utility purposes along southerly line of premises, 20-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Lethia Drive and conditions of owners certificate, as shown on plan of record in Book 1835, page 54, said Register's Office,

and to restrictive covenants contained in an instrument of record in Book 1970, page 362, said Register's Office.

This is improved property known as 1507 Lethia Drive, Nashville, Tennessee.

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 15th day of November, 1991.

Charles M. Nixon
CHARLES M. NIXON

Lorene M. Nixon
LORENE M. NIXON

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Charles M. Nixon and Lorene M. Nixon, 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 15th day of November, 1991.

Notary Public
My Commission Expires: 3-3-92

6.2 7.9 7

IDENTIFICATION

Nov 18 2 08 PM '91

0288 11/18 0101 03CHECK 180.00

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 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	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	6.00
TOTAL	180.90
CHECK	180.90

11/18/91 01 14:10 0001 0288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

627.97

IDENTIFICATION

Nov 18 2 00 PM '91

No. 477378