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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee -0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31796)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 168,300.00

Roger A Barnett II
Affiant

Sworn and subscribed before me this 23rd day of April, 1992.

Christy Wilkins Lacy
Notary Public

My Comm. Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Roger A. Barnett, II
2804 Wortham Avenue
Nashville, TN 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation of Georgia
P. O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS
117-06-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Nixon, Jr. and spouse, Peggy G. Nixon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger A. Barnett, II,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Sterling Square, of record in Book 5050, page 85, Register's Office for said County.

Said Lot No. 2 fronts 82.0 feet on the easterly margin of Wortham Avenue and extends back 120.66 feet on the northerly line and 135.01 feet on the southerly line to a dead line in the rear, measuring 86.03 feet thereon.

Being the same property conveyed to Robert A. Nixon, Jr. and wife, Peggy G. Nixon, by deed from Guy T. Mohead and wife, Mary D. Mohead, of record in Book 6591, page 716, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 5204, page 270, said Register's Office, and to the matters set forth in the above referenced plan of record.

4461 04/27 0101 03CHECK 629.71

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IDENTIF. T REFERENCE

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DAVIDSON COUNTY, TN.

This is improved property, known as: 2804 Wortham Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of April, 1992.

Robert A. Nixon, Jr.

Peggy G. Nixon

State of Tennessee
County of Davidson

On this 23rd day of April, 1992, before me the undersigned authority, personally appeared Robert A. Nixon, Jr. and Peggy G. Nixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 16, 1995

Christy Wilkins Lacy
Notary Public

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

MAMT 168300.00
ERR CO
MAMT 168300.00-
CAMT 168300.00
CON TX 622.71
RVFEE 1.00
WDEED 6.00
TOTAL 629.71
CHECK 629.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/27/92 01 15:56 0001 4461

05135

IDENTIF. REFERENCE

APR 27 3 56 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 525254