BOOK 8675 PAGE 258

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 92

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Edwin Lee Nix	New Owners	MAP 42-3
(NAME)	(NAME)	
5464 Brick Church Pike		PARCEL 30
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David H. Hutson and wife, Lynn D. Hutson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin Lee Nix and wife, Ira Nix

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. 54 on the Plan of Primrose Acres, Section I, of record in Book 2663, Page 107, Register's Office for Davidson County, Tennessee.

Beginning at a point at the northeasterly margin of Hamblen Drive, the common corner of Lot #54 and #16; thence with the line between said lots, northeastwardly 155 feet to a point; thence southwestwardly 279.1 feet to a point in the northwestwardly margin of Graycroft Avenue; thence with the margin of same southwestwardly 130 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Hamblen Drive; thence with the margin of same northwestwardly 252.7 feet to the point of beginning.

BEING the same property conveyed to David H. Hutson, and wife, Lynn D. Hutson, by deed from John E. Miller, and wife, Wanda L. Miller, of record in Book 5874, Page 175, Register's Office for Davidson County, Tennessee.

27358

IDENTIF. REFERENCE

JUL 14 11 00 AM '92

FEE AMOUNT
DAVIDSON COUNTY TN.

5306 07/14 0101 03CHECK 292.05

unimproved ( )
is improved (X) property, known as 1001 North Graycroft Avenue, Madison, Tennessee 37115
(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 our hand S this 26th day of June, 19 92

David H. Hutson

Lynn D. Hutson

First Data Systems, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David H. Hutson and wife, Lynn D. Hutson

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 Madison, Tennessee, this 26th day of June, 19 92.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

David H. Hutson and wife, Lynn D. Hutson

TO

Edwin Lee Nix and wife, Ira Nix

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2735

IDENTIF. REFERENCE

JUL 14 11 00 '92

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

07/14/92 01 11:00 0001 5306

No. 550053