BOOK 8682 PAGE 667

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 41-11**
Erma D. Bush	SAME	Parcel 55
3921 Stilton Drive		12D 40140
Nashville, TN 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **SEVENTY SIX THOUSAND FOUR HUNDRED ($76,400.00) DOLLARS, JAMES W. HIX,** GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **ERMA D. BUSH,** GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **LAND** in Davidson County, Tennessee, being Lot No. 392 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Page 116, Register's Office for said County.
>
> **SAID** Lot No. 392 fronts 105 feet on the northeasterly side of Stilton Drive and extends back 377.9 feet on the northwesterly line and 391 feet on the southeasterly line to a broken line in the rear measuring 116.1 feet thereon.
>
> **BEING** the same property conveyed to James W. Hix and wife, Hazel R. Hix, by deed from Gaines and Gaines Construction Company, Inc., of record in Book 2878, Page 63, Register's Office for Davidson County, Tennessee. The said Hazel R. Hix, having since died this conveyance is being made by James W. Hix as survivor and being joined by his present spouse, Geneva R. Hix, for the purpose of conveying any interest she may have in said property by virtue of marriage.

This is improved property known as 3921 Stilton Drive, Nashville, Tennessee 37207.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 22nd day of July, 1992.

James W. Hix
JAMES W. HIX

Geneva R. Hix
GENEVA R. HIX

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. HIX** and wife, **GENEVA R. HIX**, 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, Davidson County, Tennessee, this 22nd day of July, 1992.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

3639 07/23 0101 03CHECK 291.68

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **SEVENTY SIX THOUSAND FOUR HUNDRED ($76,400.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Erma D. Bush
AFFIANT

SWORN to and SUBSCRIBED before me this 22nd day of July, 1992.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

PICK-UP
JUL 23 11 47 AM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. TREFERENCE
29940



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 669

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29940

IDENTIF. REFERENCE

JUL 23 11 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PAYMT	76400.00
CON TX	282.68
PRFEE	1.00
WDEED	8.00
TOTAL	291.68
CHECK	291.68

07/23/92 01 11:46 0001 8239

No. 552943