47

BOOK 8758 PAGE 23

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF September 19 92

Notary Public

MY COMMISSION EXPIRES 12/26/94
(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 (NAME)	Same as New Owner (NAME)	GO 4346
349 Pleasant Green Road (ADDRESS)	(ADDRESS)	16-13-61
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, Calvin Wayne Keirsey and Earnest Earl Keirsey

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

TRACT II: Land in the 10th Civil District of Davidson County, Tennessee, within the corporate limits of the City of Goodlettsivlle, and described as follows:

Beginning at a concrete monument in the Northeast corner of Lot No. 56, Goodlettsville Heights, Section No. 4, as of record in Book 2133, page 43, Register's Office for Davidson County, Tennessee; thence following the southern right-of-way of Swimming Pool Road in an easterly direction 122 feet to a stake; thence south 1 degree 30' East along the West line of Witherspoon lot 242 feet to a stake; thence in a westerly direction 160 feet, more or less, to a concrete monument in the Southeast corner of the above mentioned Lot No. 56; thence following the East line of Lot No. 56, North 8 degrees 16' West 194.6 feet to the point of beginning.

Being a portion of the same property conveyed to Calvin Wayne Keirsey and Ernest Earl Keirsey, by deed from L. Kenneth Johnson, Trustee, of record in Book 6000, page 660, Register's Office for Davidson County, Tennessee.

5 5 1 5 1

REFERENCE

SEP 15 1 50 PM '92

1005 10/15 0101 03CHECK 205.10

This is improved (X) unimproved ( ) property, known as 349 Pleasant Green Road, Goodlettsville, Tennessee 37072
(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 28th day of September, 19 92

Calvin Wayne Keirsey

Earnest Earl Keirsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8758 PAGE 24

Personally Appeared before me, the undersigned a Notary Public in and for said County and State, the within named Calvin Wayne Keirsey and Earnest Earl Keirsey

the bargainor s, 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 28th day of September 19 92.

Commission expires 11-26-96

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 _____ and _____ 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

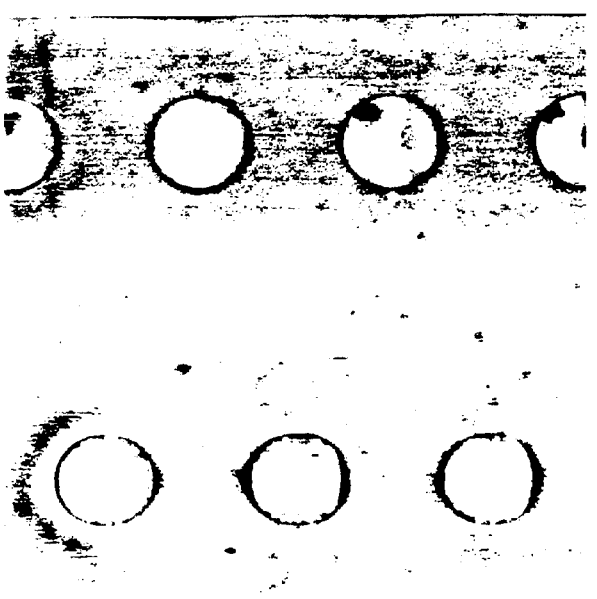
Calvin Wayne Keirsey and Earnest Earl Keirsey

TO

Edwin Lee Nix and wife, Ira M. 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 _____

BOOK 8758 PAGE 25

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

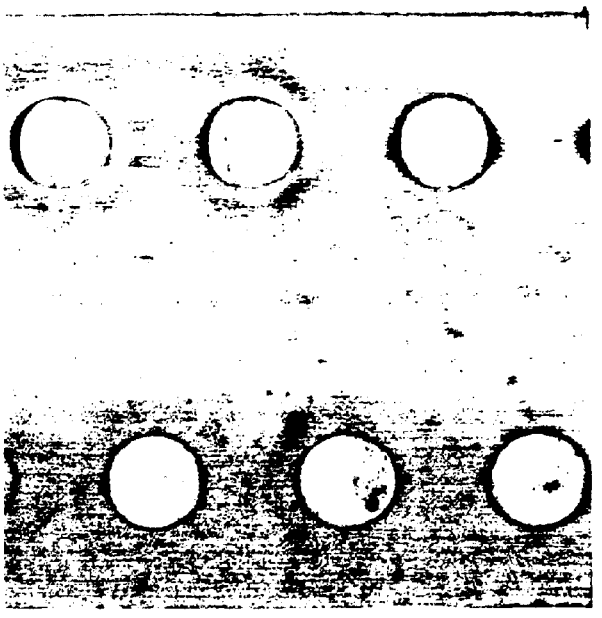
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 53000.00

ERR CO
MAMT 53000.00-
CAMT 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
TOTAL 205.10
CHECK 205.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/15/92 01 13:51 0001 1008



5 5 1 5 1

IDENTIFI REFERENCE

OCT 15 1 50 PM '92

DAVIDSON COUNTY, TN

No. 580498