BOOK 8773 PAGE 312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Ira M. Nix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 92

Judy G. Illey
Notary Public

MY COMMISSION EXPIRES: 11-25-95
(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	Same as New Owner	11D 60990
(NAME)	(NAME)	
262 Becklea Drive		43-6-262
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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, James Keith Semeniuk, Married

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:

Land located in Davidson County, Tennessee, being Lot No. 220 on the Plan of Madison Park, Section 6, of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 220 fronts 63 feet on the northerly side of Becklea Drive and extends back 144.9 feet on the easterly line and 148 feet on the westerly line to a dead line and measures 63.2 fet thereon.

Being the same property conveyed to James Keith Semeniuk and wife, Louann Semeniuk, by deed from Dena B. Semeniuk, unmarried, of record in Book 5385, page 834, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8683, page 86, said Register's Office, Louise Ann Kuna, being one and the same person as Louann Semeniuk, conveyed all her right, title and interest in subject property to James Keith Semeniuk.

6 0 1: 4 1.

IDENTIFICATION REFERENCE

NOV 2 2 07 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 262 Becklea Drive, 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 my hand this 29th day of October, 19 92

J. K. Semeniuk
James Keith Semeniuk

Connie E. Semeniuk

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Keith Semeniuk

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of October 19 92.

Commission expires 11-25-95

Judy G. Utley
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

James Keith Semeniuk

TO

Edwin Lee Nix and wife, Ira M. Nix

RETURN TO:

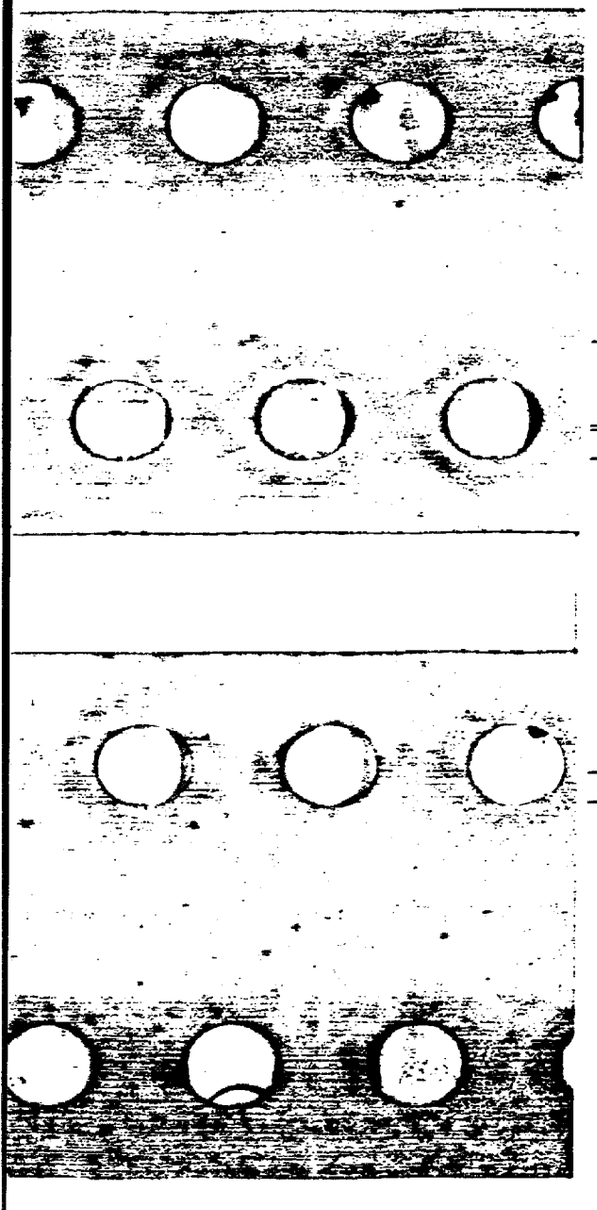
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2166 11/02 0101 03CHECK 194.00

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
		11/02/92	01	14:06 0001 2166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.01:41:

IDENTIFICATION REFERENCE

NOV 2 2 07 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 586045