FORM NO. WD-1

BOOK 8839 PAGE 755

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Jan. 19 92

Notary Public

MY COMMISSION EXPIRES: 10 APR 1995
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Davis Brent 1901 Tyne Blvd 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
M. MICHAEL NIXON	SAME	117-13-B
SUITE 604 (NAME)	(NAME)	
4225 HARDING ROAD		PARCEL 121
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BETTY G. BRENT d/B/A BRENT BONDING COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. MICHAEL NIXON for SOLE AND SEPERATE USE

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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEING A CERTAIN BUILDING SUITE IDENTIFIED AS LOT #205 ON THE PLAN OF ABBOTTSFORD OF RECORD IN PLOT BOOK 6250 PAGES 419-42 AS AMENDED IN BOOK 6000 PAGE 1244 R.O.D.C.

BEING THE SAME PROPERTY CONVEYED TO BETTY BRENT D/B/A BRENT BONDING COMPANY BY OSIAS ENTERPRISES INC. A TENNESSEE CORPORATION AND KELLCO FINANCIAL CORPORATION A TENNESSEE CORPORATION AND JOHN W. ROE,JR, AND INDIVIDUAL OF RECORD BOOD 8252 PAGE 233 R.O.D.C. AND BEING SAME PROPERTY RECORDED IN BOOK 8358, PAGE 868, MAP # 117-11-PARCEL 121, R.O.D.C.

THIS UN-IMPROVED PROPERTY IS KNOWN AS 205 KENSINGTON PARK.

Betty Brent

TMI

unimproved ( )
This is improved ( ) property, known as _____
(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 13 day of Jan., 1992

Davis Brent for Betty Brent

Power of Atty Recorded in Bk 3812-356

STATE OF TENNESSEE }
Davidson County }

BOOK 8839 PAGE 756

Personally appeared befcre me, The Undersigned, a Notary Public in and for said County and State, the within named Betty Brent

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1993.

Commission Expires 3-27-93

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM

BETTY G. BRENT D/B/A

BRENT BONDING COMPANY

TO

M. MICHAEL NIXON

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

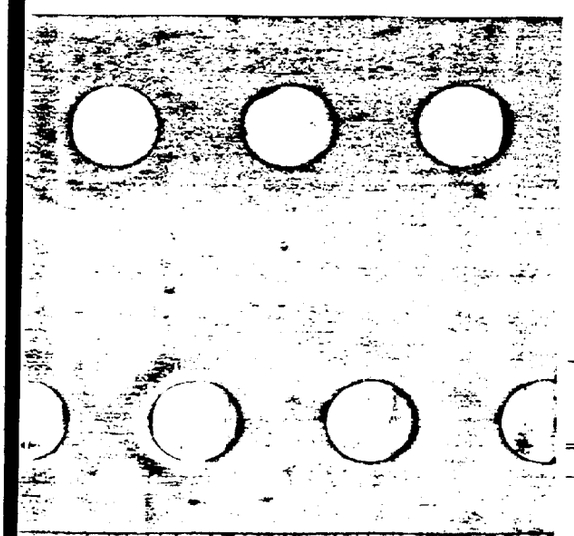
82365

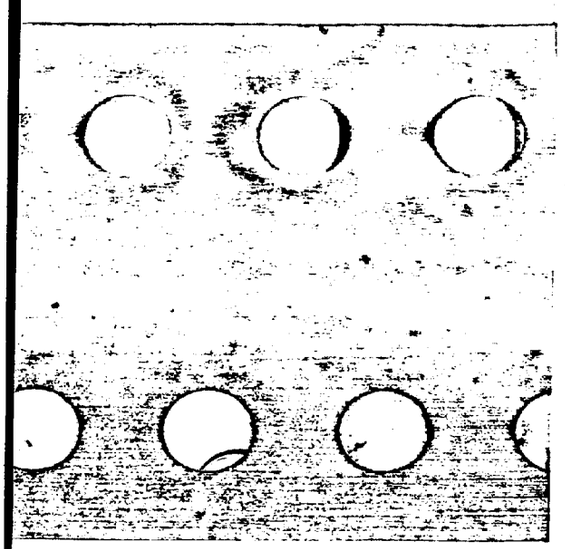
IDENTIFICATION REFERENCE

JAN 13 1 34 PM '93

K. L. WILSON, REGISTER
DAVIDSON COUNTY, TN

5605 01/13 0101 CHECK 157.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8839 PAGE 757

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			01/13/93 01	13:33 0001 5605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82365

IDENTIFI REFERENCE

JAN 13 1 34 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 610372