This instrument prepared by:
William S. Carman, Sr., Attorney
136 Fourth Avenue N.
Franklin, Tn 37064
No #012591
Telephone (615) 791-0067

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Ben H. McCarty and Karen R. McCarty 4413 Lone Oak Road Nashville, TN ~~37211~~ 37215	same	Map 129 Group 12-0 Parcel 013.0 07DZ36807

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $117,00~~0~~.00 wsc

Ben H McCarty
AFFIANT

Sworn to and subscribed before me
this 16th day of June, 1993.

William S. Carman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-2-94

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, C.R. Nixon, and wife, Ophelia Nixon hereinafter called the **"Grantors"**, have bargained and sold and by these presents do transfer and convey unto Ben H. McCarty and wife, Karen R. McCarty, hereinafter called the **"Grantees"**, their heirs and assigns (its successors and assigns), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 17 on the Map of Loan Oak Heights, as of record in Book 1424, page 3, Register's Office for said County. Said Lot No. 17 fronts 95.8 feet on the southerly side of Glendale Lane and runs back between lines 248.4 feet on the westerly line and 225.7 feet on the easterly line, to a dead line, measuring 150 feet thereon.

Being the property conveyed to C. R. Nixon and wife, Hazel Holland Nixon by deed from Howard E. Marlin and wife, Beulah E. Marlin, of record in Book 1645, page 201, and by deed from Louis C. Martin and wife, Jane F. Martin, of record in Book 2497, Page 233, Register's Office for Davidson County, Tennessee. The said Hazel Holland Nixon now since deceased, and property is duly vested in C. R. Nixon, his heirs and assigns.

This conveyance is expressly made subject to the following:

1. The plan of record in Book 1424, Page 2, Register's Office for Davidson County, which shows an owner certificate, a 10-foot easement for public utility and drainage purposes along the rear line of said lot and a 75-foot minimum building setback line from Glendale Lane.

2. An Easement for Sanitary Sewers and/or Storm Drainage of Record in Book 4110, Page 703, Register's Office Davidson County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3. Any other existing and visible easements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey.

And Grantors do further covenant and bind Grantors, its heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whosoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, We have set our hands on the date set forth hereinbelow.

6-16-93
DATE

C R Nixon
C. R. Nixon

6-16-93
DATE

Ophelia Nixon

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared C. R. Nixon, and wife, Ophelia Nixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained by signing their names as Grantors.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of June, 1993.

William S. Carman
NOTARY PUBLIC

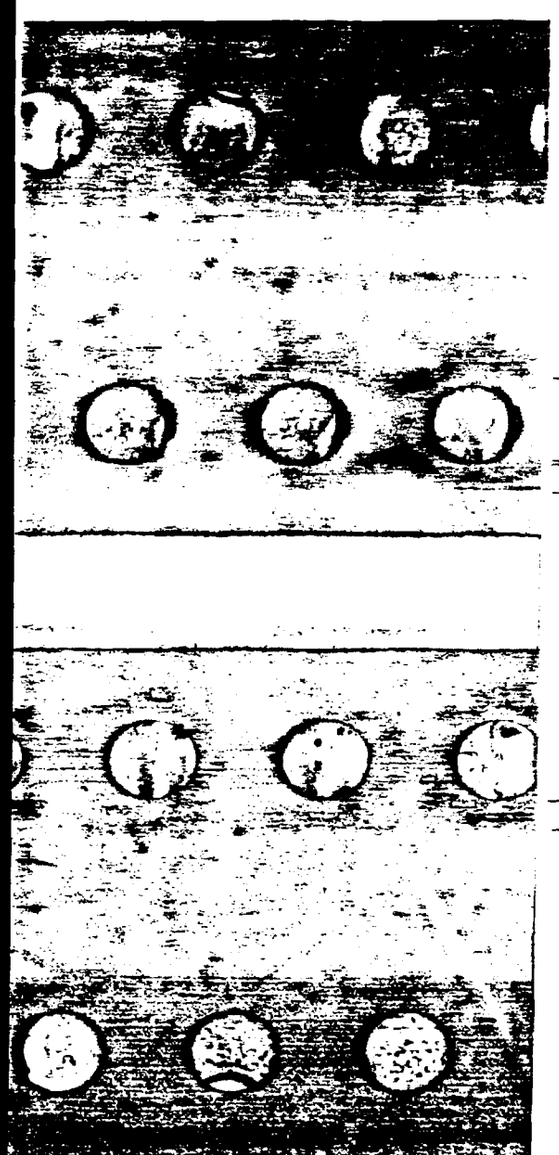
MY COMMISSION EXPIRES: 2-2-94

3543
IDENTIF. ◆ REFERENCE

93 JUN 17 PM 4:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8913 06/17 0101 03CHECK 441.90



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8985 PAGE 511

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	117000.00
			CON TX	432.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	441.90
			CHECK	441.90
06/17/93	01	16:18	0001	8913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31543
IDENTIF. ↑ REFERENCE

93 JUN 17 PM 4:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664173