PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33572)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 130000.00

Affiant

Sworn and subscribed before me this 14th day of July, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thomas C. Nixon 4240 Morriswood Drive Nashville, Tennessee 37204	Sears Mortgage Corporation 2500 Lake Cook Road Riverwoods, Illinois 60015	132-07-0 005.00

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Lynn Parker and Jana Joy Buse,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas C. Nixon, a single person,** hereinafter called the **Grantee**, Grantee's heirs 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. 24 on the plan of Southmeade, Section II and a revision of Lots No. 23 and 24, Section I, of record in Book 2133, page 64, Register's Office for said County.

BEGINNING at a concrete monument in the westerly margin of Prescott Road at the northeast corner of said Lot No. 24; thence with the northerly line of said lot, North 86 degrees 42' West 255.0 feet to a monument at the northwest corner of said lot; thence South 13 degrees 02' West 47 feet to a concrete monument, passing another concrete monument at 27.3 feet; thence southwardly 91.5 feet to a monument; thence southwardly 90.7 feet to an iron pin in the northerly margin of Morriswood Drive, the southwest corner of said Lot No. 24; thence with said margin of said Drive, eastwardly 229.6 feet to a concrete monument at the beginning of a curve to the left, having a radius of 20.0 feet; thence around said curve, northeastwardly 31.4 feet to a concrete monument in the westerly margin of Prescott Road; thence with the margin of same northwardly 179.8 feet to the point of the beginning.

BEING the same property conveyed to Amy Lynn Parker and Jana Joy Buse, jointly as joint tenants with rights of survivorship by deed from Jeffrey Mobley and wife, Diana Bain Mobley of record in Book 7643, page 231, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2044 Page 31 and Book 2158, page 384 said Register's Office, and to the matters set forth in the referenced Plan of record, a permanent easement irregular in shape for sanitary sewers and/or storm drainage across/along the northwesterly line of said lot as granted to Metropolitan Government by instrument of record in Book 7573, page 207, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4240 Morriswood Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 1993.

Amy Lynn Parker

Jana Joy Buse

4147 07/15 0101 03CHECK 490.00

State of Tennessee
County of Davidson

On this 14th day of July, 1993, before me the undersigned authority, personally appeared **Amy Lynn Parker** and **Jana Joy Buse**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

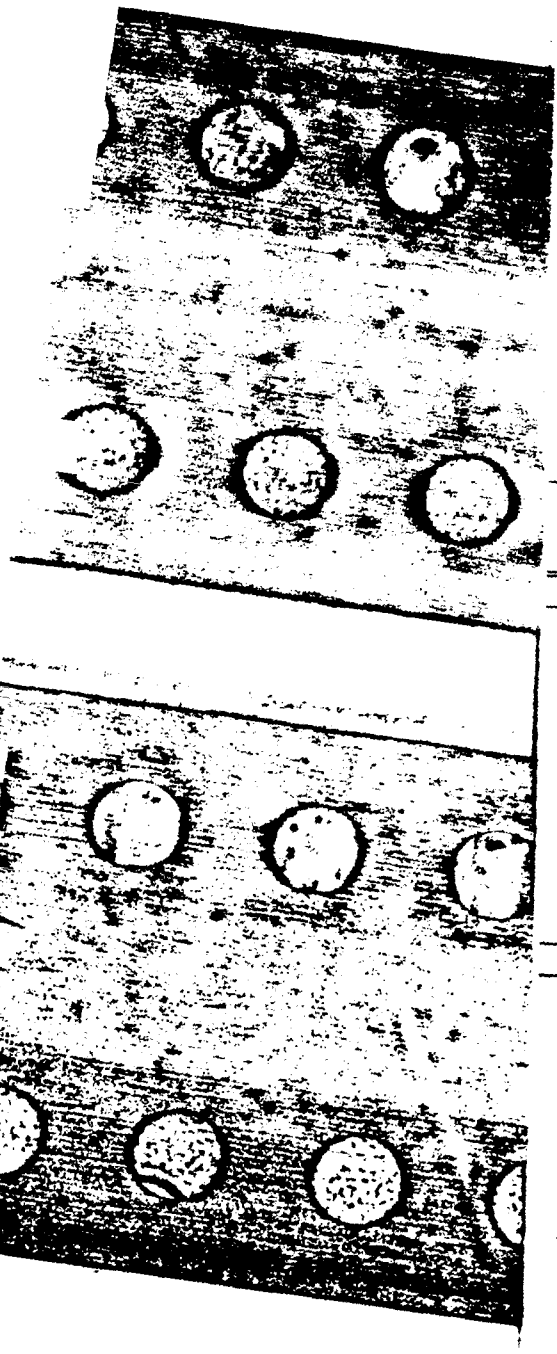
Notary Public

93 JUL 15 AM 11:

FELIX Z. ... DAVIDSON REGISTER COUNTY, TN

41272

IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9015 PAGE 150

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

07/15/93 01 11:01 0001 4147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41272
IDENTIF. ↑ REFERENCE

93 JUL 15 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 67455