Box 15 JR

BOOK 9191 PAGE 350

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: HASKELL L. NIXON and wife, JESSIE EARLENE NIXON, 109 Newport Drive, Old Hickory TN 37138

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 053-02-0, Parcel No. 068.00, Field Book No. 4D-47845.

For and in consideration of the sum of SIXTY SEVEN THOUSAND ($67,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, BARBARA McCAULEY and husband, HAROLD D. McCAULEY, and LARRY WELCH and wife, BRENDA J. WELCH, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto HASKELL L. NIXON and wife, JESSIE EARLENE NIXON, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Fairway View Subdivision, as of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 31 fronts 100 feet on the easterly side of Newport Drive and extends back 230.3 feet on the northerly line and 230.8 feet on the southerly line, to a dead line in the rear on which it measures 24.8 feet.
>
> Being the same property conveyed to Lilburn T. Welch and wife, Christine A. Welch, by Deed from Mabel L. Pope, as shown of record in Book 4340, page 41, Register's Office for Davidson County, Tennessee.
>
> Christine Welch died in Davidson County, Tennessee, on 04 September 1993, leaving a Last Will and Testament which has been admitted to probate in the Probate Court for Davidson County, Tennessee, Rule No. 93P-1420, as shown of record in Will Book 187, page 98, Probate Court for Davidson County, Tennessee. Grantors are the devisees under said Last Will and Testament. Lilburn T. Welch predeceased Christine A. Welch.
>
> Christine Welch and Christine A. Welch are one and the same person.
>
> This is improved property known as 109 Newport Drive, Old Hickory TN 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, HASKELL L. NIXON and wife, JESSIE EARLENE NIXON, their heirs and assigns, forever; and we, BARBARA McCAULEY and husband, HAROLD D. McCAULEY, and LARRY WELCH and wife, BRENDA J. WELCH, 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said HAROLD D. McCAULEY, husband of BARBARA McCAULEY, joins in this instrument, conveying all right, title and interest he has in and to said real property, including his right to take said real property as part of any elective share in the estate of his wife, BARBARA McCAULEY.

The said BRENDA J. WELCH, wife of LARRY WELCH, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real property as part of any elective share in the estate of her husband, LARRY WELCH.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 16th day of December 1993.

Barbara McCauley
BARBARA McCAULEY

Harold D. McCauley
HAROLD D. McCAULEY

Larry Welch
LARRY WELCH

Brenda J. Welch
BRENDA J. WELCH

93200

IDENTIFICATION REFERENCE

93 DEC 17 PM 3:19

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9602 12/17 0101 03CHECK 260-90

Rl.Bst.II.WELCH.WD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **BARBARA McCAULEY and husband, HAROLD D. McCAULEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of **December 1993**.

Jane Williams Notary Public

My commission expires 22 March 1997

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LARRY WELCH and wife, BRENDA J. WELCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of **December 1993**.

Jane Williams Notary Public

My commission expires 22 March 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 67,000.00 .

Harold D. McCauley Affiant

Subscribed and sworn to before me this 16th day of December 1993.

Jane Williams Notary Public

My commission expires 22 March 1997

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9131 PAGE 383

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 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 260.90
				CHECK 260.90

12/17/93 01 15:20 0001 5602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98200

IDENTIFICATION REFERENCE

93 DEC 17 PM 3:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 735583