BOOK 9222 PAGE 243

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Edwin Lee Nix, et ux 5414 Beech Church Pk. Goodlettsville, Tn. 37072	Same as New Owner	Map 25-7 Parcel 27 Field Book GO 17411

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL G. GADDES and MARY P. GADDES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto EDWIN LEE NIX and wife, IRA M. NIX, hereinafter referred to as 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 in Davidson County, Tennessee, being Lot No. 56, Section 3, Ranchwood Estates, as of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael G. Gaddes and wife, Mary P. Gaddes, by deed from Jean E. Proctor, unmarried, of record in Book 6049, page 279, Register's Office for Davidson County, Tennessee. And, the said Michael G. Gaddes and Mary P. Gaddes were divorced by order from the Probate Court of Davidson County, Tennessee, in the case of ***Michael George Gaddes vs. Mary Patricia Gaddes***, Docket Number 87D-3300, as a result of which the property is now vested in Michael G. Gaddes and Mary P. Gaddes, as tenants in common.

Michael G. Gaddes and Michael George Gaddes is one and the same person. Mary P. Gaddes and Mary Patricia Gaddes is one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 407 Rosehill Court, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEES, when due.

2. Subject to any and all matters shown on the Plan of Section 3, Ranchwood Estates, as of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee.

03 1 94 01/18 0101 03CHECK 258.75

94 JAN 18 AM 9:38
DAVIDSON COUNTY, TN.

08264
IDENTIF. ↑ REFERENCE

And WE, the GRANTORS, 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.

WITNESS our hands on this the 14th day of January, 1994.

"GRANTORS"

Michael G. Gaddes
MICHAEL G. GADDES

Mary P. Gaddes
MARY P. GADDES

"GRANTEES"

Edwin Lee Nix
EDWIN LEE NIX

Ira M. Nix
IRA M. NIX

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL G. GADDES, MARY P. GADDES, EDWIN LEE NIX and IRA M. NIX, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of January, 1994.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

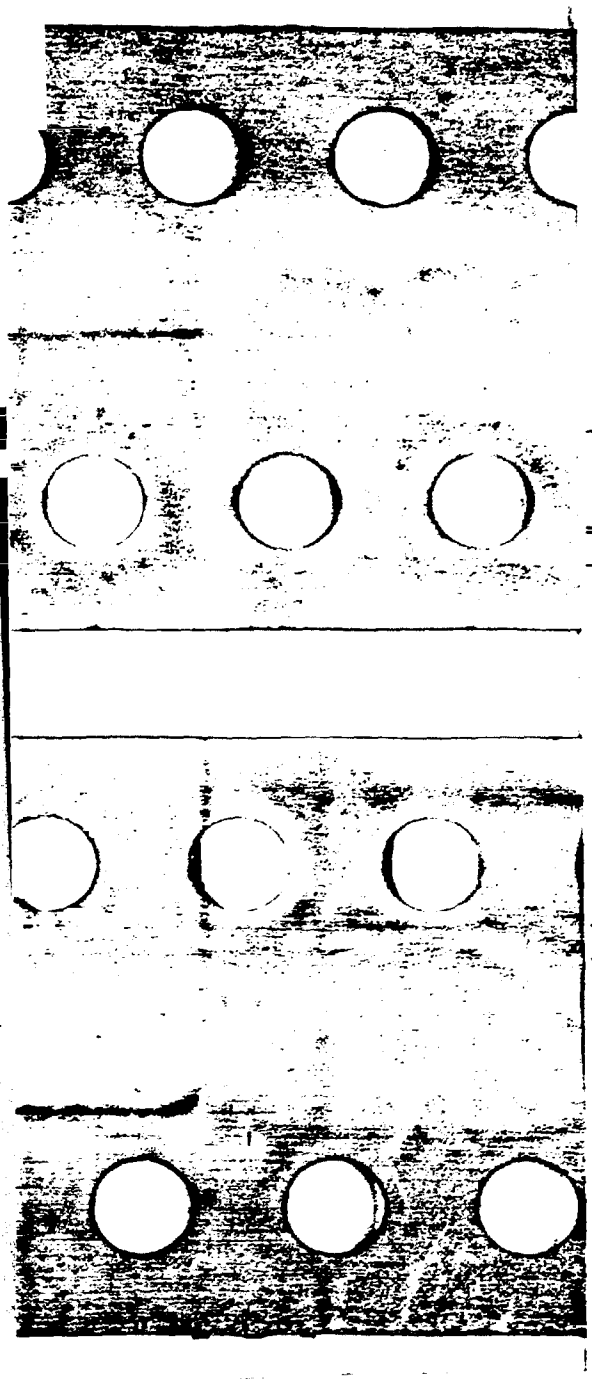
The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Ira M. Nix
Affiant

Sworn to and subscribed before me, this the 14th day of January, 1994.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9222 PAGE 245

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

01/18/94 01 09:39 0001 0311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08264
IDENTIF. & REFERENCE

94 JAN 18 AM 9:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 746292