This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 2897

BOOK 9365 PAGE 667

ADDRESS NEW OWNER:
Max L. Abel and Lois C. Abel
1312 Hadley Avenue
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
MAP 53-3
GROUP 162
PARCEL 04D 35335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nancy Jean Smith, individually and in her capacity as Executrix of the Estate of Annie E. Nixon, Deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Max L. Abel and wife, Lois C. Abel**, 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:

> A tract or parcel of land situate and lying in the 4th Civil District of Davidson County, Tennessee, being Lot No.3 on the Plan of Section "C", Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, said lot fronts 85.9 feet on Hadley Street, containing 0.33 acres, more or less.
>
> Being the same property conveyed to Nancy Jean Smith by Last Will and Testament of Annie E. Nixon of record in Will Book 188, page 604, County Court Clerk, Davidson County, Tennessee. Being the same property conveyed to Howard C. Nixon and wife, Annie E. Nixon by deed from William A. Galbrith and wife, Clara Galbrith, dated December 24, 1951, as of record in Deed Book 2035, Page 586, Registers's Office for Davidson County, Tennessee. Howard C. Nixon predeceased Annie E. Nixon, leaving her as surviving tenant by the entirety.

This is improved property known as 1308 Hadley Avenue, Old Hickory, TN 37138. Possession is to be given on June 1, 1994.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Max L. Abel and wife, Lois C. Abel**, their heirs and assigns, forever; and we, **Nancy Jean Smith, individually and in her capacity as Executrix of the Estate of Annie E. Nixon, Deceased,** 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 31st day of May, 1994.

Nancy Jean Smith

Nancy Jean Smith, individually and in her capacity as Executrix of the Estate of Annie E. Nixon, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Nancy Jean Smith, individually and in her capacity as Executrix of the Estate of Annie E. Nixon, Deceased,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, Tennessee, this the 31st day of May, 1994.

~~John M. Lee~~
NOTARY PUBLIC

ROBERT EVANS LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: ~~4/24/95~~ 5-22-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

AFFIANT

Subscribed ~~and sworn to~~ before me this 31st day of May, ~~1994~~.

~~John M. Lee~~
NOTARY PUBLIC

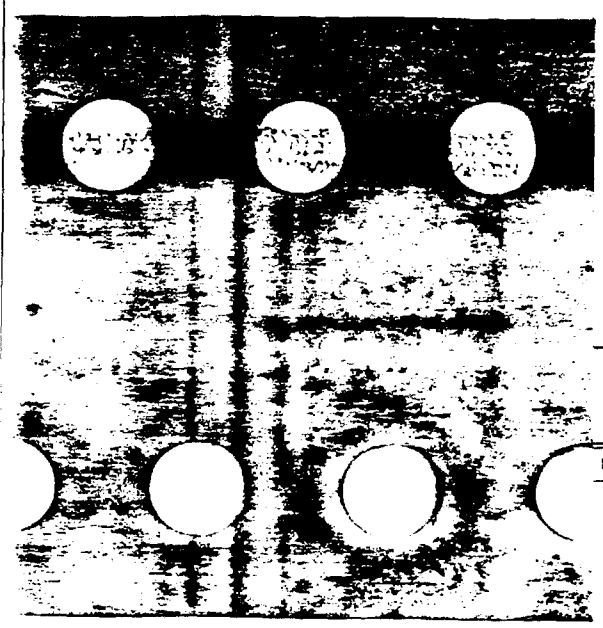
My Commission Expires: ~~4/24/95~~ 5-22-94

ROBERT EVANS LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

56697
IDENTIF. & REFERENCE

94 JUN -2 PM 1:05
FELIX A. ... DAVIDSON COUNTY, TN.

1174 06/02 0101 03CHECK 286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

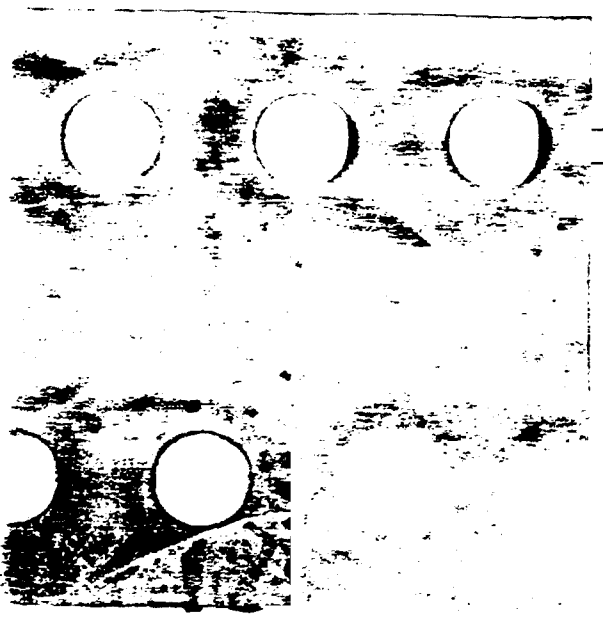
FOR _____

BOOK 9365 PAGE 669

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50

CHECK 286.50
06/02/94 01 13:07 0001 1174



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56697
IDENTIF. & REFERENCE

94 JUN -2 PM 1:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798151