BOOK 9426 PAGE 394

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Affiant

Sworn to and subscribed before me this 3rd day of August, 1994.

~~NOTARY PUBLIC~~ Deputy Register

~~My Commission Expires~~: _____

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jack Nixon	Same	Map 163
509 Emily Drive		Parcel 297
Goodlettsville, N 37072		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda Kenaum, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents transfers and conveys unto Jack Nixon, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

PICK-UP

Land in Davidson County, Tennessee, described as follows:

Being a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee, lying north and east of Mt. View Road and eastwardly of Bell Forge Parkway, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated June 10, 1985, and last revised November 18, 1986, as follows:

Beginning at a point in the northerly margin of Mt. View Road, said point being S 67° 15' 41" E 634.68 feet from the easterly return of Bell Forge Parkway; thence N 37° 03' 26" E 53.32 feet to a point; thence N 16° 09' 33" W 32.30 feet to a point; thence N 43° 50' 34" E 113.67 feet to a point; thence N 22° 46' 52" E 158.91 feet to a point; thence N 62° 09' 29" E 164.09 feet to a point; thence N 62° 09' 29" E 164.09 feet to a point; thence N 52° 58' 54" E 104.22 feet to a point; thence N 46° 50' 33" E 61.40 feet to a point; thence N 46° 00' 00" E 165.00 feet to a point; thence N 22° 25' 50" E 207.84 feet to a point; thence S 67° 49' 00" E 220.13 feet to a point; thence S 09° 50' 00" W 313.86 feet to a point; thence S 27° 58' 00" E 47.57 feet to a point; thence S 06° 26' 00" E 321.57 feet to a point; thence S 06° 45' 00" W 373.76 feet to a point in the northerly margin of Mt. View Road; thence with said northerly margin N 67° 15' 41" W 866.49 feet to the point of beginning. Containing 525,561 square feet or 12.065 acres, more or less.

Being the same property conveyed to Linda Kenaum by deed from Mt. View Limited, a subsidiary of Design Construction Inc., a Tennessee corporation of record in Book 8174, Page 813, Register's Office, Davidson County, Tennessee.

FILED
DAVIDSON COUNTY REGISTER
94 AUG -3 AM 8:20

77564
IDENTIF. & REFERENCE

Included in the above described property, but excluded from this conveyance, is 0.0177 acres, more or less, described in a certain unrecorded easement to Metropolitan Government for Nashville and Davidson County, Tennessee described as follows:

Beginning at the southeasterly corner of land owned by Linda Kenaum as of record in Book 8174, Page 813, R.O.D.C., Tennessee, and the southwest corner of land described as Parcel B in Trustee's Deed Book 8710, Page 555, R.O.D.C., Tennessee, said point of beginning also being in the northerly margin of Mt. View Road; thence, with said northerly margin N 67° -15'-41" W, a distance of 40.00 feet to a point; thence, leaving said margin of said Mt. View Road and crossing Linda Kenaum's property, N 59° -44'-40" E, a distance of 48.15 feet to a point; thence, along Kenaum's easterly property line, S 06° -45'-00" W, a distance of 40.00 feet to the point of beginning and the above described triangular shaped easement contains 769.05 square feet or 0.0177 acres.

This is unimproved property known as Mt. View Parkway, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and she does covenant with the said Grantee that she is lawfully seized 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; and she does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of August, 1994.

Linda Kenaum
by: Charles Bryan Atty in Fact
LINDA KENAUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Bryan, the duly authorized attorney-in-fact for Linda Kenaum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal the 1 day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

3785 08/03/94 10:01 03CHECK 227.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 396

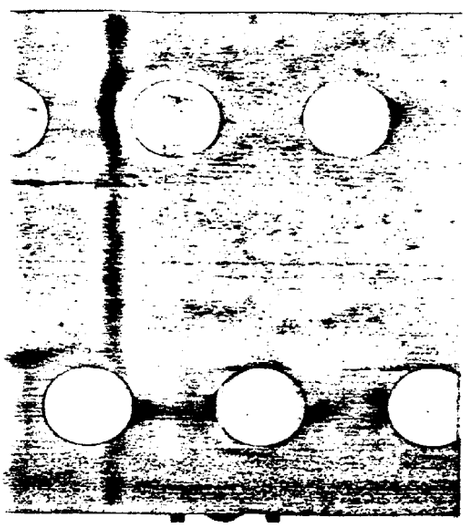
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

08/03/94 01 08:19 0001 3915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



77564

IDENTIF. & REFERENCE

94 AUG -3 AM 8:20

REGISTER
DAVIDSON COUNTY, TN.

No. 820434