BOOK 9495 PAGE 990

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Charles O. Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 1994.

Robert B Young
Notary Public

MY COMMISSION EXPIRES: September 24, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Charles O. Stuart	Same	Map 81-11
1211 Buchanan St.	2023 Tenth Avenue North Apt. B	Parcels 416
Nashville, TN 37208	Nashville, TN 37208	and 417

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM E. NIX** AND WIFE, **THERESA M. NIX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES O. STUART**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: Being a part of Lot No. 191 in D. T. McGavock and others, Additions called, the Addition to the Town of McGavock, a plan which is found of record in Book 21, Page 41, of the Register's Office for Davidson County, Tennessee; beginning in the southerly side of Buchanan Street, formerly Hydes Ferry Pike at a point 50 feet eastwardly from the easterly margin of 14th Avenue North, formerly Alberta Avenue, running thence eastwardly along the southerly margin of Buchanan Street 50 feet; thence southerly parallel with the 14th Avenue to a point on the line between Lots Nos. 191 and 192, said point being 86 feet from said Avenue; thence westwardly along said last mentioned line separating Lots No. 191 and 192, 43 feet to a point 43 feet from 14th Avenue; thence northerly parallel with 14th Avenue about 173 feet, to the point of beginning on Buchanan Street.

TRACT II: Land in Davidson County, Tennessee, described as follows:

Being the southwest corner of Lot No. 191 in McGavock, Wetmore and others, Second Addition to Nashville, called the Addition to the Town of McGavock, described as follows:

Beginning on the easterly margin of 14th Avenue North, formerly Alberta Avenue, at the corner of Lots No. 191 and 192, thence with the line between said two lots easterly 43 feet; thence parallel with said Avenue northerly 48 feet to Jacksons' southeast corner; thence with his line westerly 43 feet to the easterly margin of said Avenue; thence with said Avenue southerly 48 feet to the beginning.

Being the same property conveyed to William E. Nix and wife, Theresa M. Nix by deed from J. R. Caraway and wife, Elizabeth Caraway by deed of record in Book 5577, Page 464, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as:

1211 Buchanan Street, Nashville, TN 37208
(House Number) (Street) (City) (State) (Zip)

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 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 our hands this 17 day of October, 1994.

WILLIAM E. NIX - SELLER

THERESA M. NIX - SELLER

00885
IDENTIF. & REFERENCE

94 OCT 18 PM 1:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9219 10/18 0101 03CHECK 107.05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

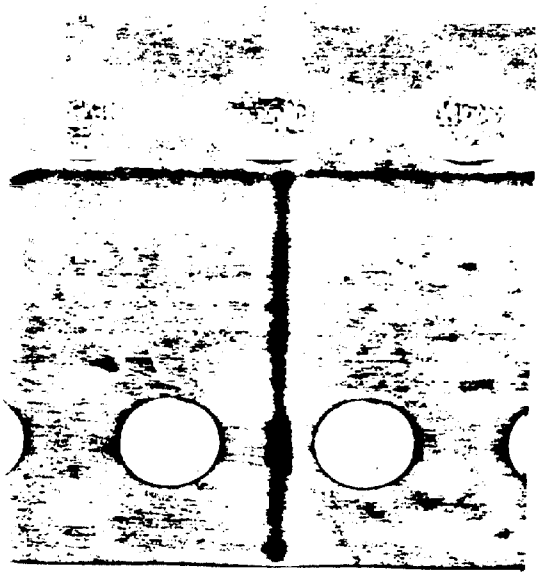
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William E. Nix** and wife, **Theresa M. Nix**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of October, 1994.

NOTARY PUBLIC

My commission expires: September 26, 1998

ROBERT B. LODHO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

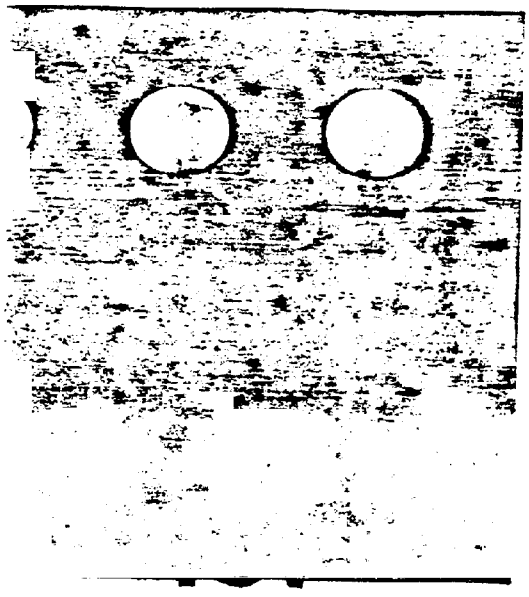
RECEIVED OF _____

FOR _____

BOOK 9495 PG 992

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 26500.00
CON TX 98.05
PRFEE 1.00
WDEED 8.00
TOTAL 107.05
CHECK 107.05

10/18/94 01 13:40 0001 9219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00885
IDENTIF. ↑ REFERENCE

94 OCT 18 PM 1:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845406