PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 36954
Dav. Co. File: Box 8

95 SEP 22 PM 4:07
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0104326
IDENTIF. & REFERENCE

BOOK 9804 PG 322

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
M. Michael Nixon 638 Timber Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-02-C-020

3376 09/22 0101 03CHECK 582.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Umbria J. Schmid, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Michael Nixon, a married person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 20 on te plan of Regency Park, of record in Book 3700, pages 111 & 112, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lowell K. Schmid and wife, Umbria J. Schmid by deed from Woodlawn Manor, Inc. of record in Book 4035, page 34, said Register's Office. Lowell K. Schmid has since died leaving Umbria J. Schmid as the surviving tenant by the entirety.

This is improved property, known as: 638 Timber Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 1995.

Umbria J. Schmid

Umbria J. Schmid

State of Tennessee
County of Davidson

BOOK 9804 PG 323

On this 21st day of September, 1995, before me the undersigned authority, personally appeared **Umbria J. Schmid**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/28/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

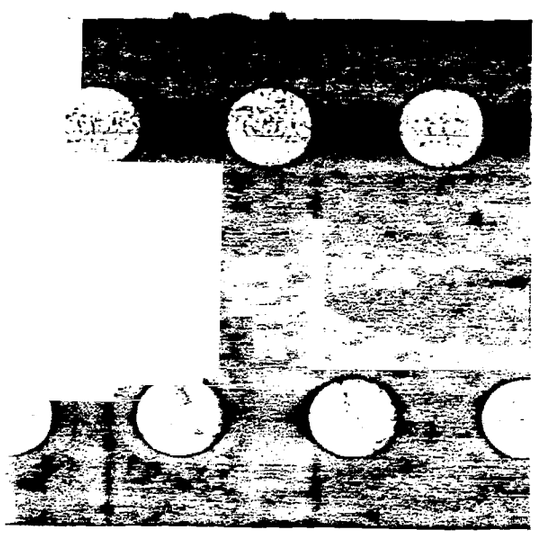
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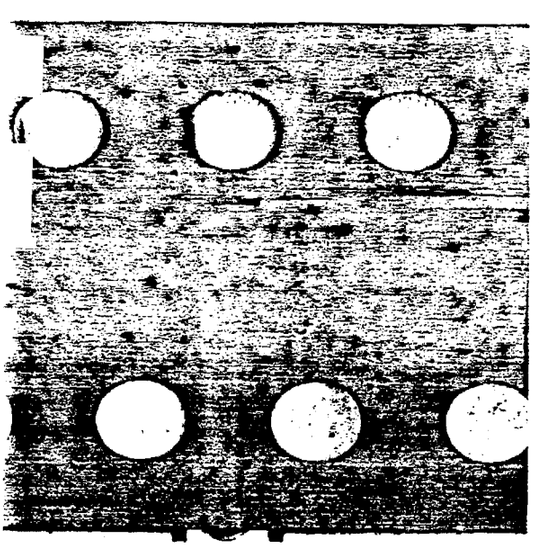
Sworn and subscribed before me on the 21st day of September, 1995.

Notary Public

My Commission Expires: 11-25-95

DANA L. HILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9804 PG 324

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

CHK#	
	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
TOTAL	582.50
CHECK	582.50

~~[illegible] 9376~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104326
IDENTIF. # REFERENCE

95 SEP 22 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957197