BOOK 9816 PG 719

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 21, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Jenkins (NAME)	Kenneth A. Jenkins (NAME)	81-11-436
1709 12th Avenue North (ADDRESS)	1706 Cass Street (ADDRESS)	02W21815
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James T. Nixon and wife, Birdie S. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth A. Jenkins, unmarried

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:

LAND in Davidson County, Tennessee, being the north half of Lot No. 185 on the Map of D. T. McGavock et al, of record in Book 21, Page 41, Register's Office for said County.

SAID part of said Lot No. 185 fronts 50 feet on the westerly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to James H. Nixon and wife, Ruby Nixon by deed from Peoples Realty Company, Incorporated, of record in Book 1849, Page 468, Register's Office for Davidson County, Tennessee, James H. Nixon having since died, and also being the same property conveyed to James T. Nixon by Quitclaim Deed from Ruby Lee Nixon of record in Book 9359, Page 500, with a corrective Quitclaim Deed filed in Book 9816, Page 717, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Birdie S. Nixon, wife of the said James T. Nixon, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 1709 12th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we 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 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 27th day of September 19 95

James T. Nixon

Birdie S. Nixon

BOOK 9816 PG 720

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 James T. Nixon and wife, Birdie S. Nixon

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, ~~Tennessee~~, this 27th day of September, 19 95.

Commission expires My Commission Expires MAR 21, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

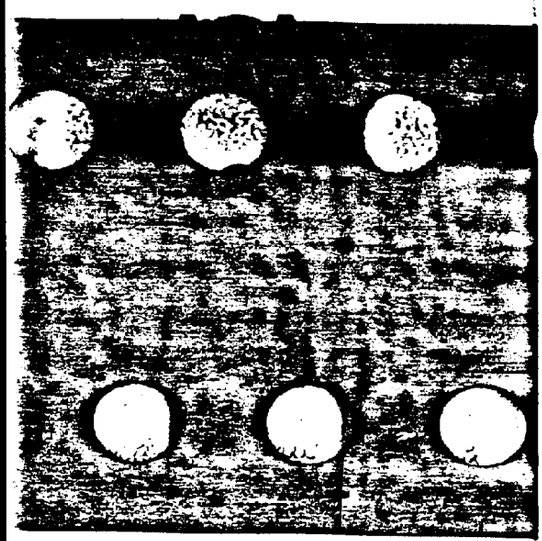
Notary Public

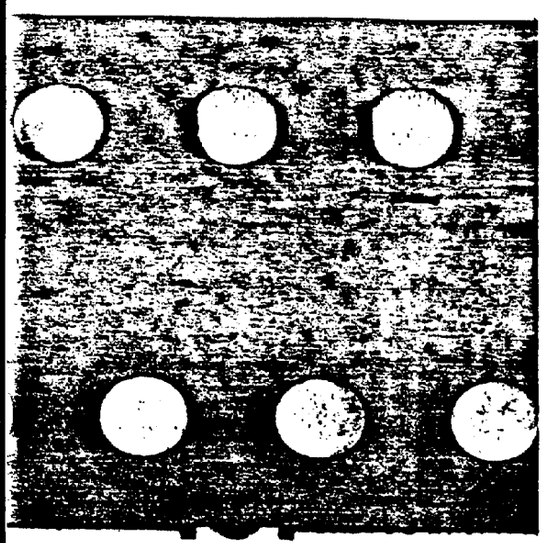
95 OCT -3 PM 3:49

IDENTIFICATION REFERENCE

0108251

2548 10/03 0101 03CHECK 30.34





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9816 PG 721

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 8200.00
CON TX 30.34
PRFEE 1.00
WDEED 8.00
TOTAL 39.34
CHECK 39.34

10/03/95 01 15:50 0001 2548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108251
IDENTIF. ↑ REFERENCE

95 OCT -3 PM 3:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961336