BOOK 9944 PG 257

WARRANTY DEED

NOTE: STRUCTURES AND PREMISES ARE SOLD IN "AS IS" CONDITION WITHOUT ANY WARRANTY THERETO.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Wade Lynn and **Jeffrey Lynn**	Same	091-12-0
702 - 44th Ave., N.		056.0
Nashville, TN 37209		12W 3400D

FOR AND IN 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, **WILLIAM E. NIX** AND WIFE, **THERESA NIX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY LYNN** AND **WADE LYNN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lots Nos. 210, 212, 214, 216, 218, 220, 222, 224 and the southerly 50 feet of the westerly 5.5 feet of Lot No. 208 of Block 32, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

SAID part of said lots fronts 50 feet on the easterly side of 44th Avenue North and runs back between parallel lines, with the northerly margin of an alley, 211 feet to a dead line.

BEING the same property conveyed to William E. Nix and wife, Theresa Nix by deed from Howard A. Greer and wife, Iona M. Greer of record in Book 4789, Page 250, Register's Office for Davidson County, Tennessee.

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

702 - 44th Ave., N., Nashville, TN 37209
(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 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 our hands this 9th day of February, 1996.

WILLIAM E. NIX - SELLER

THERESA NIX - SELLER

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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 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 9 day of February, 1996.

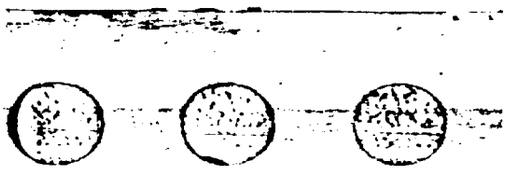
NOTARY PUBLIC

My commission expires: September 26, 1998

ROBERT B. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

011,9256
IDENTIFICATION
PICK-UP
96 FEB -9 PM 2:57
DAVIDSON COUNTY, TN

238-40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9944 PG 259

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

DAMT	62000.00
CON TX	229.40
PRFEE	1.00
ADMIN	9.00
TOTAL	238.40
CHECK	238.40

02/03/95 01 15:00 0001 6786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

014926 IDENTIFICATION

95 FEB -3 PM 2:57

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1004994