10002 PG 819

ADDRESS NEW OWNER and
SEND TAX BILLS:
Jack Nixon
509 Emily DR
Goodlettsville, TN 37072

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
41 - 4
Parcel 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS G. WATSON and wife, JACQUELINE A. WATSON, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to JACK NIXON, hereinafter called the GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land lying and being in the 10th Civil District formerly the 22nd Civil District of Davidson County, Tennessee and being part of Lot No. 2 on the Map of Lands of K. J. Morris of record in Book 57, Page 49, said Register's Office, and being more particularly described according to a survey, unrecorded, made by Hickerson & Smith Engineers, Co. dated December 31, 1965, described as follows, to wit:

BEGINNING at a concrete monument on the westerly margin of Dickerson Road, being the northeast corner of the property conveyed to Robert S. Weil, Jr., et ux, as of record in Book 2299, Page 535, said Register's Office; thence South 87 degrees 12 minutes West 259.0 feet to a concrete monument; thence North 86 degrees 15 minutes West 255.0 feet to an iron pin; thence South 21 degrees 45 minutes West 204.0 feet to an iron pipe; thence North 88 degrees 00 minutes West 223.6 feet to an iron pin; thence South 75 degrees 21 minutes East 271.0 feet to a concrete monument in the Westerly margin of Dickerson Road; thence North 20 degrees 00 minutes East 288.0 feet to the point of beginning.

Being the same property conveyed to Thomas G. Watson by deed of record in Book 8909, Page 760, Register's Office for Davidson County, Tennessee. Jacqueline A. Watson, wife of Thomas G. Watson joins in this deed to convey any interest she may have therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is

96 APR -3 AM 10:53

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0167245
IDENTIF. & REFERENCE

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

unencumbered except for 1996 taxes, an easement for right-of-way of record in Rule No. 38337 Third Circuit Court of Davidson County, Tennessee.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 27 day of March, 1996.

Thomas G. Watson
THOMAS G. WATSON

Jacqueline A. Watson
JACQUELINE A. WATSON

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Thomas G. Watson and wife, Jacqueline A. Watson, the within named 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 in Hendersonville, Tennessee, this 27 day of March, 1996.

Carol H Deck
NOTARY PUBLIC

My Commission Expires:
7-21-98

6065 04/03 0101 03CHECK 397.50
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

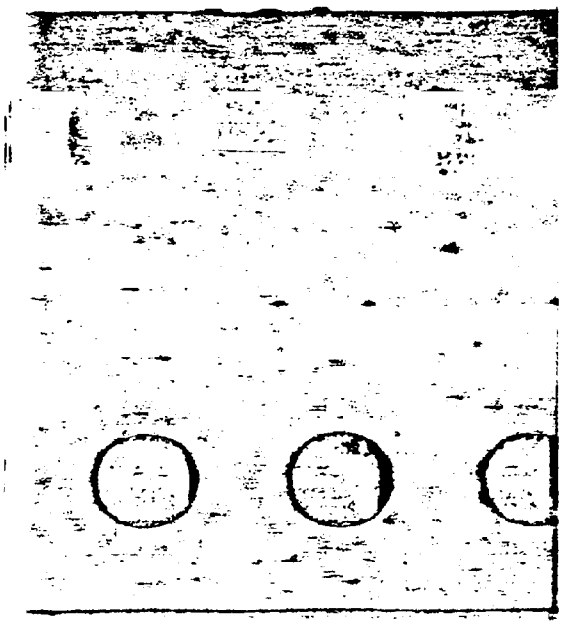
Jack Nixon
AFFIANT

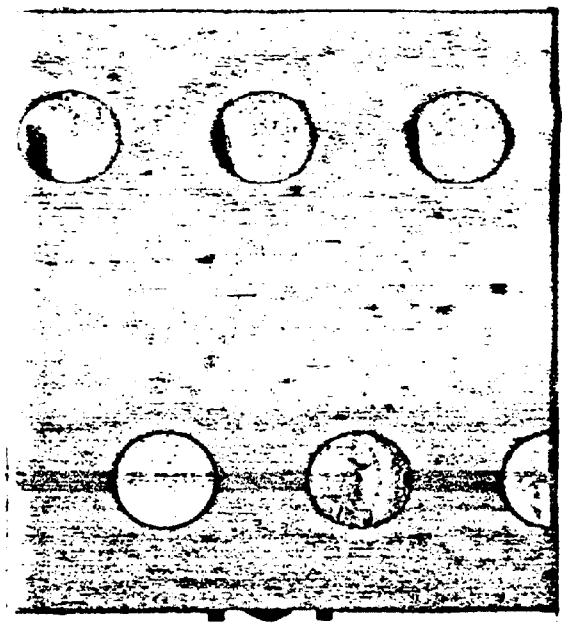
Subscribed and sworn to before me, this the 27 day of March, 1996.

Carol H Deck
NOTARY PUBLIC

My Commission Expires:
7-21-98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989





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

RECEIVED OF _____

FOR _____

BOOK 10002 PG 821

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

04/03/96 01 10:58 0001 6065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167245
IDENTIF. REFERENCE

96 APR -3 AM 10:5

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1024061