BOOK 10006 PG 203

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Lisa Irish Joyce]	Roosevelt Bank]	MAP and PARCEL]
[109 Stone Bridge Court]	Attn: Tax Dept.]	150-6-123]
[Antioch, TN 37013]	221 West Cherry]	]
	Nevada, Missouri 64772]	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gloria Lynne Nixon, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Lisa Irish Joyce, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Section Three Towne Village of the Country, as of record in Plat Book 5200, Pages 268 and 269, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gloria Lynne Nixon, by deed from Anthony J. Schmidt and wife, Paula D. Dempster Schmidt, of record in Book 8951, Page 317, Register's Office for Davidson County, Tennessee.

This is property with a common address of 109 Stone Bridge Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Pages 268 and 269, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5635, Page 545, said Register's office; 4) Deed of Trust executed by Anthony J. Schmidt and Paula D. Dempster, both unmarried to Mr. Arnold M. Weiss, Trustee of record in Book 8002, Page 621, dated December 4, 1989 and secured to Sears Mortgage Corporation in the principal amount of $65,445.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 8002, page 621, said Register's office.

Grantor warrants that she has never lived in said property as a married person and that subject property is not subject to any marital property rights therein.

96 APR -8 AM 9:11
FELIX Z. WILLIAMS
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
01168278

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $88,222.86
[
[Affiant
[Subscribed and sworn before me this 28th day of March, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **March, 1996**.

Gloria Lynne Nixon

By: _____
Ronda L. Sears
Attornty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ronda L. Sears**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Gloria Lynne Nixon** and is authorized by **Gloria Lynne Nixon** to execute this instrument on her behalf by virtue of a Limited Power of Attorney.

Witness my hand and official seal at **Nashville,**, Tennessee, this **28th** day of **March, 1996**.

Notary Public
My Commission Expires: 5/[illegible]/98

File No. 9603-132

7189 04/08 0101 03CHECK 335.43



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

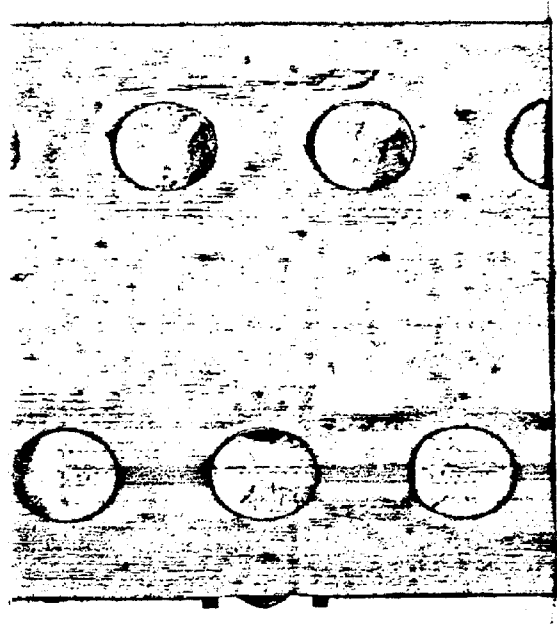
RECEIVED OF _____

FOR _____

BOOK 10006 PG 205

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 88222-86
CON TX 326-43
PRFEE 1-00
WDEED 8-00
TOTAL 335-43
CHECK 335-43

04/08/96 01 09:12 0001 7189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168278
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025177