10122

WARRANTY DEED

BOOK 10122 PG 509

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Nixon, III (NAME)	NEW OWNER (NAME)	MAP 104-2B
114 Acklen Park Drive, Unit 6 (ADDRESS)	SAME (ADDRESS)	PARCEL 6CO
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(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, Christopher D. Myrick and wife, Ellen E. Myrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Nixon, III and Lori L. Williams, as Tenants in Common

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 Unit No. 6 as shown on the site plan of Kingston Place Condominiums of record in Book 6423, page 394, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Kingston Place Homeowner's Association, Inc., as described in Master Deed of record in Book 6153, page 421, et seq., said Register's Office.

Being the same property conveyed to Christopher D. Myrick and wife, Ellen E. Myrick by deed from Bradley E. Laxson and wife, Melinda W. Laxson and William M. Laxson and wife, Rosemary M. Laxson, of record in Book 7846, page 351, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Book 421, page 107; any and all restrictive covenants and/or easements running with the land; Master Deed of record in Book 6153, page 421 and Book 6423, page 394, and taxes for the current year which have been prorated day of close and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 114 Acklen Park Drive, Unit 6, Nashville, TN 37203
(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 our hand s this 15th day of July 19 96

Christopher D. Myrick

Ellen E. Myrick by Christopher D. Myrick, Attorney-in-Fact

10122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10122 PG 510

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher D. Myrick

the bargainor s, 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 15th day of July 19 96.

Commission expires January 25, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher D. Myrick with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney-in-Fact respectively of the Grantor the within named bargainor, and that he as such Attorney-in-Fact being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Grantor by the said Christopher D. Myrick as such Attorney-in-Fact.

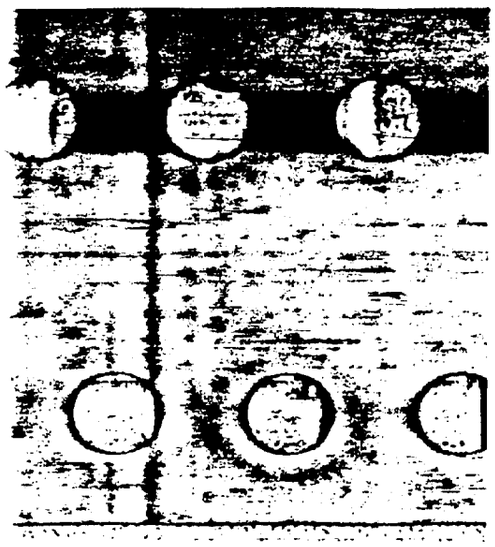
Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of July 19 96.

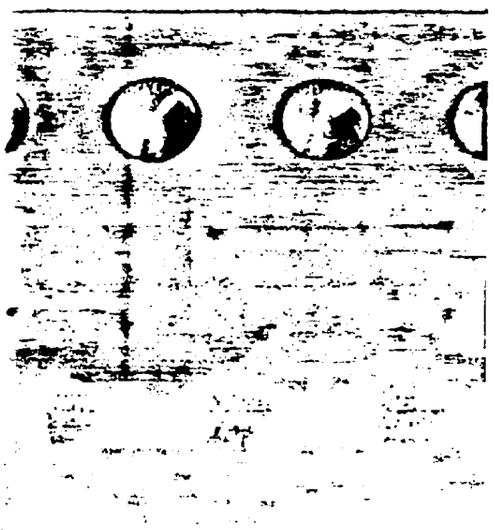
My commission expires January 25, 1997

Notary Public

96 JUL 16 PM 1:05

FELIX Z. HIX, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 511

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
				CONT 86900.00
				CON TX 321.53
				PRFEE 1.00
				MTEED 8.00
				TOTAL 330.53
				CHECK 330.53
			7/16/96	01 13:10 0001 5816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204115
IDENTIFICATION REFERENCE

96 JUL 16 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1063483