FROM: JOHN T. NIXON, ANNE T. NIXON, AND MIGNON E. NIXON, THE HEIRS-AT-LAW OF ANNE T. NIXON, AND JOHN T. NIXON AS ADMINISTRATOR OF THE ESTATE OF ANNE T. NIXON

Book

TO: JOHN E. SHERMAN AND WIFE, ESTHER LYNN BRYCE SHERMAN

BK/1[illegible]392PG916

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John E. Sherman and wife,	SAME	Map 104-11
Esther Lynn Bryce Sherman		Parcel 57
526 Fairfax Avenue		
Nashville, Tennessee 37212		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1997 03/26 01[illegible]

The actual consideration or value, whichever is greater, for this transfer is $173,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 1997.

Notary Public

My Comm. Expires: 1/27/2001

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, John T. Nixon, Anne T. Nixon and Mignon E. Nixon, the heirs-at-law of Anne T. Nixon, and John T. Nixon as Administrator of the Estate of Anne T. Nixon, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto John E. Sherman and wife, Esther Lynn Bryce Sherman, hereinafter called "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 Lot No. 24 and the easterly 46 feet of Lot No. 23 of Block 4 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 24 and said part of Lot No. 23 front together 126 feet on the northerly side of Fairfax Avenue and run back between parallel lines 157.25 feet more or less to a dead line.
>
> Being the same property conveyed to Anne T. Nixon by deed from W. Haggard Oldham and wife, Sara Maxwell Oldham, of record in Book 2341, page 445, said Register's Office, the said Anne T. Nixon having since died.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to the following:

1. 1997 Metropolitan Government taxes.

2. Restrictive covenants of record in Minute Book 42, page 19, Chancery Court for Davidson County, Tennessee.

This is improved property known as 526 Fairfax Avenue, Nashville, Tn. 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 24th day of March, 1997.

John T. Nixon, Individually and as
Administrator of the Estate of Anne T. Nixon

Anne T. Nixon by John T. Nixon as
as Attorney-in-Fact

Mignon E. Nixon by John T. Nixon as
Mignon E. Nixon by John T. Nixon as Attorney-in-Fact

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 John T. Nixon, Individually and as Administrator of the Estate of Anne T. Nixon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 24th day of March, 1997.

Carol K. Lewis
NOTARY PUBLIC

My Commission Expires: 1/27/2001

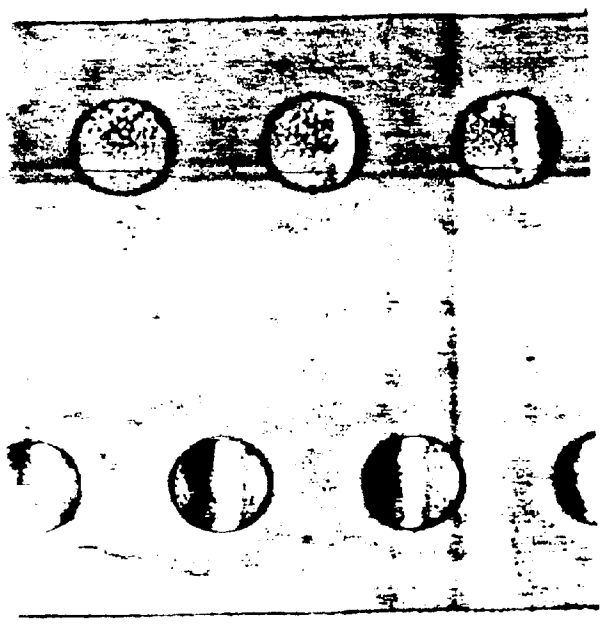
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Nixon, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Anne T. Nixon and Mignon E. Nixon, the bargainors, and acknowledged that he executed the same as the free act and deed of the said Anne T. Nixon and Mignon E. Nixon, for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of March, 1997.

Carol K. Lewis
NOTARY PUBLIC

My Commission Expires: 1/27/2001



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10392 PG 919

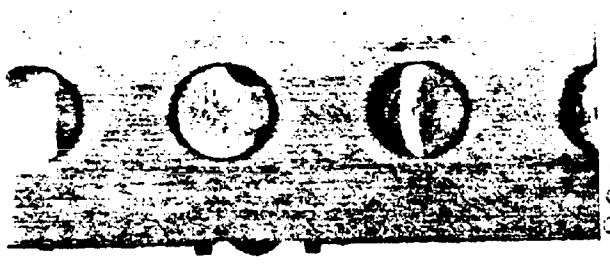
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
173500.00
CON TX 641.95
PRFEE 1.00
WDEED 12.00
TOTAL 654.95
CHECK 654.95

02/26/93 01 1:11: 0001 1977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIFICATION NO. 0287507

93 FEB 25 PM 3:12

No. 1132228