BOOK 10877 PG 633 7631-M

Book 12

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,500.00

James H. Nixon III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 98.

Mark A. Ellmore
Notary Public Mark A. Ellmore, Esq.
MY COMMISSION EXPIRES: 1/20/99

MARK A. ELLMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: James H. Nixon III (NAME)	SEND TAX BILLS TO: SAME ~~Chase Manhattan Mortgage Corp.~~ (NAME)	160-15-9
812 Fireside Circle (STREET ADDRESS OR ROUTE NUMBER)	~~155 Franklin Road, Suite 150~~ (STREET ADDRES)	
Brentwood, Tennessee 37027 (CITY) (STATE) (P.O. ZIP)	~~Brentwood, TN 37027~~ (CITY) (STATE) (ZIP)	

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 P. Spurgeon and wife, Molly J. Spurgeon

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James H. Nixon III and wife, Lori W. Nixon

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 Lot No. 9 on the Plan of Hearthstone, Phase 1, of record in Book 5200, page 218; amended in Book 5677, page 419, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William P. Spurgeon and wife, Molly Spurgeon by deed from Richard J. Bell and wife, Sharon L. Bell, filed of record in Book 8627, page 803, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 812 Fireside Circle, Brentwood, Tennessee 37027

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 their hands this 6th day of April, 19 98.

William P. Spurgeon

Molly J. Spurgeon

7631-M

BOOK 10877 PG 634

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

William P. Spurgeon and wife, Molly J. Spurgeon

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 6th day of April, 1998.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0423029
IDENTIF. ↑ REFERENCE

98 APR -7 PM 4:00
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

7362 04/07 0101 03CHECK 758.25

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

RECEIVED OF _____

FOR _____

BOOK 10877 PG 635

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
202500.00
CON TX 749.25
PRFEE 1.00
WDEED 8.00
TOTAL 758.25
CHECK 758.25

04/07/98 01 16:00 0001 7362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423029
IDENTIF. # REFERENCE
98 APR -7 PM 4:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1277595