2nd

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

10969:647

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

LeRoy Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D.W. McMACKIN NOTARY PUBLIC DAVIDSON COUNTY, TN

Mail

THIS INSTRUMENT WAS PREPARED BY:
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEROY MOORE (NAME)	NEW OWNER (NAME)	69-92
4103 EATON'S CREEK ROAD (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218 (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, JACK NIXON AND WIFE, BRENDA JOYCE NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEROY MOORE, UNMARRIED

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. 1 on theh Plan of ENCHANTED HILLS, SECTION 15, of record in Plat Book 8250, page 670, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Jack Nixon and wife, Brenda Nixon, by deed from Enchanted Hills, Inc., of record in Book 10616, page 530, said Register's Office.

Brenda Nixon, Brenda Joyce Nixon and Brenda C. Nixon are one and the same person.

This conveyance is made subject to the 1998 property taxes which have been prorated, Grantee to pay.

unimproved ( )
This is improved (X) property, known as 4103 EATON'S CREEK ROAD, NASHVILLE, TN 37218
(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 4th day of June 19 98

Jack D Nixon
JACK NIXON

Brenda Joyce Nixon
BRENDA JOYCE NIXON

BY: Jack Nixon ATTY IN FACT
JACK NIXON, ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK NIXON

the bargainor ___ ___ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at BRENTWOOD, Tennessee, this 4th day of June 19 98.

Commission expires ___

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of June, 1998, before me personally appeared Jack Nixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brenda Joyce Nixon and who acknowledged that such person executed the same as the free act and deed of Brenda Joyce Nixon.

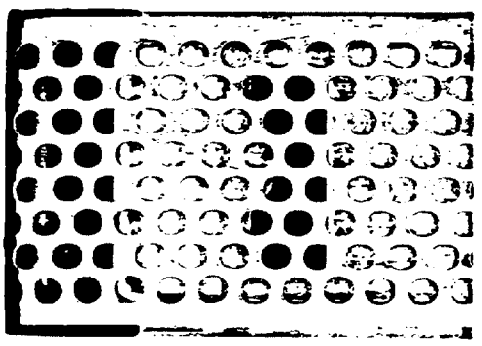
Signed this 4th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: ___

D. W. McMACKIN NOTARY PUBLIC DAVIDSON COUNTY, TN

0448253
IDENTIF. & REFERENCE
98 JUN -9 PM 2:59
REGISTER
DAVIDSON COUNTY, TN.
8311 06/09 0101 03CHECK 600-63



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

RECEIVED OF _____

FOR _____

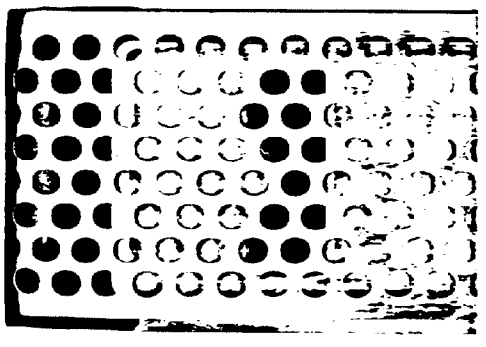
BOOK 10969 PG 649

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
159900.00
CON TX 591.63
PRFEE 1.00
WDEED 8.00
TOTAL 600.63
CHECK 600.63
06/09/98 01 14:59 0001 8311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448253
IDENTIF. # REFERENCE

98 JUN -9 PM 3:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1304200