THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $68,500.00 Mary D. Morris **AFFIANT** Subscribed and sworn to before me, this 14th day of August, 1998. Notary Public My Commission Expires: 4/27/99

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Mary D. Morris
5326 Edmondson Pike #1
Nashville, TN 37211

PHH Motgage Service Corp.
6000 Atrium Way
Mt Laurel, N.J. 08054

161-01A-25.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BARRY NIXON AND WIFE, CAROL THACKSTON NIXON** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARY D. MORRIS** hereinafter called the Grantee[s], [their] heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5326-#1 as shown on the Plat of Danbury of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Barry Nixon and wife, Carol Thackston Nixon by deed from BVT Country Place, Ltd., a Tennessee limited partnership, of record in Book 6853, page 773, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4675, page 65, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of Danbury Condominium of record in Book 6612, page 75 , Register's Office for Davidson County, Tennessee.

4. Lease Agreement by and between Country Place Apartments and Home Coin Laundries, of record in Book 5114, page 39, Register's Office for said County.

5. Rights of others in and to easement reserved in deed of record in Book 6461, page 530, Register's Office for said County.

This is improved property known as 5326 Edmondson Pike #1, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 14th day of August, 1998.

John Barry Nixon

Carol Thackston Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BARRY NIXON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

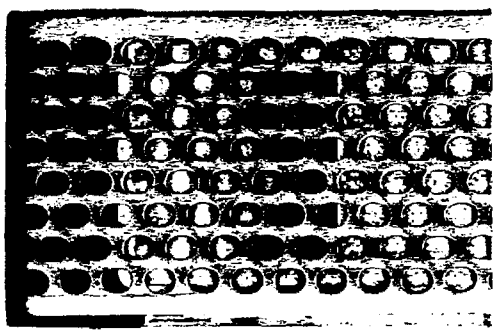
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL THACKSTON NIXON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 1998.

Notary Public

My Commission Expires: 11/27/99

MAIL ENV.
IDENTIF. ↑ REFERENCE
047611 18
98 AUG 18 AM 9:24
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 11069 PAGE 575

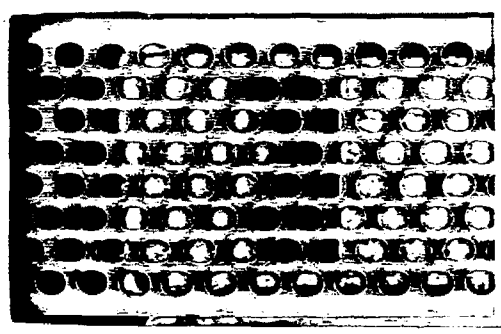
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	264.45
CHECK	264.45

08/18/98 01 09:24 0001 8246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047611 8
IDENTIF. ✦ REFERENCE

98 AUG 18 AM 9:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1333760