WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $93,900.00.

Betty G. Wilson
Affiant

Sworn to and subscribed before me on this the 28th day of October, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 1-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
BETTY G. WILSON
109 Newport Drive
Old Hickory Tennessee 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 53-2-68.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, **JESSIE EARLENE NIXON**, hereinafter called the GRANTOR, has bargained and sold and by these presents, do transfer and convey unto **BETTY G. WILSON, unmarried**, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Fairway View Subdivision, as of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100 feet on the easterly side of Newport Drive and extends back 230.3 feet on the northerly line and 230.8 feet on the southerly line, to a dead line in the rear on which it measures 24.8 feet.

Being the same property conveyed to Haskell L. Nixon and wife, Jessie Earlene Nixon, by deed from Barbara McCauley and husband, Harold D. McCauley and Larry Welch and wife, Brenda J. Welch, of record in Book 9191, page 380, Register's Office for Davidson County, Tennessee. The said Haskell L. Nixon has since died, leaving Jessie Earlene Nixon as surviving tenant by the entirety.

This is improved property known as 109 Newport Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid at closing.

And GRANTOR does further covenant and bind herself, her heirs, and representatives, 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 persons whomsoever.

WITNESS my hand this the 28th day of October, 1998.

Joyce N. Ervin

JOYCE N. ERVIN, Attorney-In-Fact
for JESSIE EARLENE NIXON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of October, 1998, before me personally appeared JOYCE N. ERVIN, 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 JESSIE EARLENE NIXON and acknowledged that he/she executed the same as the free act and deed of JESSIE EARLENE NIXON.

Charles P. Cox

NOTARY PUBLIC

My Commission Expires: March 27, 1999

0508611
IDENTIF. & REFERENCE
98 NOV -5 AM 8:19
REGISTER
DAVIDSON COUNTY, TN.
2837 11/05 0101 03CHECK 358.43
MAIL ENV.

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

RECEIVED OF _____

FOR _____

BOOK 11189 PAGE 259

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 93900.00
CON TX 347.43
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 358.43
CHECK 358.43

11/05/98 01 08:19 0001 2837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508611
IDENTIF. & REFERENCE

98 NOV -5 AM 8:19

REGISTER
DAVIDSON COUNTY, TN.

No. 1367974