PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 11191 PAGE 516

W & I Ref: (sk) Title No: 40304
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert A. Nixon Anne H. Nixon 114 Longwood Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-09-B-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 280,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leo D. Wege and spouse, Mary W. Wege,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Nixon and spouse, Anne H. Nixon,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Longwood, of record in Book 5200, Page 86, Register's Office for said County, as revised as to floor areas and lot coverages in Book 5419, Page 183, said Register's Office.

SAID Lot No. 8 fronts 60.00 feet on the easterly margin of the service drive and extends back between parallel lines 70.00 feet to a line in the rear measuring 60.00 feet thereon.

BEING the same property conveyed to Leo D. Wege and spouse, Mary W. Wege by deed from Audrey L. Demonbreun, unmarried of record in Book 11121, Page 491, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 86, as revised in Book 5419, Page 183, said Register's Office, which plan shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description thereof.; The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, Page 353, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 114 Longwood Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of November, 1998.

Leo D. Wege **Mary W. Wege**

State of Tennessee
County of Davidson

On this 4th day of November, 1998, before me the undersigned authority, personally appeared **Leo D. Wege** and **Mary W. Wege**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280000.00

Affiant

Sworn and subscribed before me on the 4th day of November, 1998.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0508928
IDENTIF. & REFERENCE

98 NOV -5 PM 1:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3159 11/05 0101 03CHECK 1047.00

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11191 PAGE 518

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	
				280000.00
			CON TX	1036.00
			PRFEE	100.00
			WDEED	8.00
			CFEE	2.00
			VOID	
			PRFEE	100.00-
			PRFEE	1.00
			TOTAL	1047.00
			CHECK	1047.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/05/98 01 13:08 0001 3159

0508928
IDENTIF. # REFERENCE

98 NOV -5 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368293