BOOK 11648 PAGE 182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1[illegible]

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
AFFIX SEAL

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
AT LARGE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Nancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James R. Stewart	Capital Bank & Trust Company	MAP 32 10
(NAME)	(NAME)	
4294 Brick Church Pike	1820 West End Ave.	PARCEL 11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37203	10252641
(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 O. Nixon, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Stewart and wife, Yolanda D. Stewart

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. 4 on the Plan of Quail Ridge, Section Five, as of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack O. Nixon by deed from The Developers, a Joint Venture, of record in Book 11477, page 598, Register's Office for Davidson County, Tennessee.

THE GRANTOR HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF JACK O. NIXON.

RECEIVED FOR REFERENCE
99 SEP -2 PM 3:19
REGISTER
DAVIDSON COUNTY, TN.

063198

unimproved ( )
This is improved (X) property, known as 4294 Brick Church Pike, Nashville, TN 37207
(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 my hand this 27th day of August, 19 99

Jack O. Nixon

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named [illegible]

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible] Tennessee, this [illegible] day of [illegible]

Commission expires 11-27-99

[illegible]
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the [illegible] and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such, _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

[illegible]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11648 PAGE 184

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

063198

ADDITIONAL REFERENCE

99 SEP -2 PM 3:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH

	155000.00
CON TX	391.63
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	402.63
CHECK	402.63

09/02/99 01 15:19 0001 4332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512369