ADDRESS NEW OWNERS and
SEND TAX BILLS:
Patrick L. Nixon and wife,
Kristiana S. Nixon
1104 Dawnwood Drive
Old Hickory, TN 37138

This instrument prepared by:
mail
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

BOOK 11723 PAGE 938

MAP PARCEL NUMBER:
063 - 16 - O - B 191.00 CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PAUL W. STOUFFER and wife, PEGGY S. STOUFFER, hereinafter called GRANTORS, have this day bargained and sold and by these presents do transfer and convey to PATRICK L. NIXON and wife, KRISTIANA S. NIXON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Being Lot Number 273 on the Plan of Plan of Hampton Park, (formerly known as Chitwood Downs), of record in Plat Book 6900 at Page 550 through 552 inclusive, Register's Office for Davidson County, Tennessee, as corrected by instruments of record in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Paul W. Stouffer and wife, Peggy S. stouffer by deed of record in Book 8154, Page 848, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
RECEIPT TO COUNTY CLERK
466.10

Executed on this 22 day of October, 1999.

Paul W. Stouffer
PAUL W. STOUFFER

Peggy S. Stouffer
PEGGY S. STOUFFER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PAUL W. STOUFFER and wife, PEGGY S. STOUFFER, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of October, 1999.

NOTARY PUBLIC

My Commission Expires:

12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $123,000.00.

AFFIANT

Subscribed to and sworn before me, this the 22 day of October, 1999.

NOTARY PUBLIC

My Commission Expires:

12/16/01

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

99 NOV -1 AM 9:27
REGISTER
SUMNER COUNTY, TN.
CROSS REFERENCE
U6522230

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11723 PAGE 940

| | | |
|---|---|---|
| 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 |

99 NOV -1 AM 9:27
REGISTER
DAVIDSON COUNTY, TN.

0652230

CROSS REFERENCE

CAMT
123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 466.10
CHECK 466.10

11/01/99 03 09:28 0001 5843

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1533593