58B

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF November 19 99

Kay Tenpenny
Notary Public

MY COMMISSION EXPIRES November 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Marshall L. Hix	Marshall L. Hix	MAP 114-10-0
(NAME)	(NAME)	
618 Royal Oaks Place	618 Royal Oaks Place	PARCELS 012 & 013
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, Mary Jean Baxter as the sole heir at law of Helen Mayberry Dickson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall L. Hix

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:

Being Lot No. 42 and a tract marked "Reserved Parcel A" on the Plan of Chickering Valley , as of record in Book 2331, pages 121, 122 and 123, Register's Office for Davidson County, Tennessee, and described together as follows:

Beginning at a point in the southwesterly margin of Chickering Lane, at the most northerly corner of the Reserved Parcel A, and the west line of this Subdivision; in the east line of the Compton Property; thence along Chickering Lane, as follows: southeasterly 218.5 feet to a concrete monument; thence southeasterly 62 feet to corner of said Reserved Parcel A and Lot 42; and continuing with the margin of Chickering Lane, southeast and southerly, 390 feet to a point; thence leaving said Chckering Lane, westerly 290.2 feet to a point in the west line of this Subdivision; thence with the line of the same, northerly 91 feet to a point, and continuing northerly 150 feet to the corner of said Reserved Parcel A, being the corner of Lot 42; thence with the west line of said Parcel A, northerly 349.2 feet to the point of beginning.

Being the same property conveyed to Wesley A. Dickson and wife, Helen Dickson by Warranty Deed from Milton R. Bracey and wife, Jane P. Bracey, dated October 18, 1963, of in Book 3674, page 167, Register's Office for Davidson County, Tennessee. Said Wesley A. Dickson and wife, Helen Dickson now decesased the property vested in Mary Jean Baxter as the sole heir at law of Helen Dickson under the term of that Last Will and Testament of record in Will Book 227, page 152, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2301 Chickering Lane, Nashville, TN 37205 ~~618 Royal Oaks Place~~
(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 5th day of November 19 99

Mary Jean Baxter
Mary Jean Baxter

8805 01 01 03 CHECK 1045.50

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jean Baxter as the sole heir at law of Helen Mayberry Dickson

the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of November 19 99.

Commission expires November 25, 2000

Kay Tenpenny
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 _____ 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

99110873
99 NOV -5 PM 3:23
REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0654873

99 NOV -5 PM 3:23

CAMT	285000.00
CON TX	1054.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1065.50
CHECK	1065.50

11/05/99 01 15:24 0001 8605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536335