Instr:200004250040874 Page: 1 OF 2
REC'D FOR REC 04/25/2000 12:11:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1868.50

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00

Marguerite W. Sallee
Affiant

Subscribed and sworn to before me, this 24th day of April, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MARGUERITE W. SALLEE	NEW OWNER	104-13
102 BELLE BROOKE CIRCLE		248
NASHVILLE, TN 37205		26W3259

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANNE H. NIXON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARGUERITE W. SALLEE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 10 Peach Blossom Square, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2000.

Anne H Nixon
ANNE H. NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE H. NIXON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2000.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision Peach Blossom Square, as of record in Plat Book 4300, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Nixon and wife, Anne H. Nixon by deed from Harold J. Castner and wife, Anne H. Castner of record in Book 4733, page 665, said Register's Office. The said Robert A. Nixon having since died.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4300, page 18, said Register's Office.