WARRANTY DEED

PICK-UP
Davidson County DEEDWARR
Recvd: 08/31/01 11:28 2pgs
Fees:13.00 Taxes:425.13
20010831-0094682

01-124 AMT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria E. King (NAME)	Suntrust Bank (NAME)	MAP 083-08
2816 Harriette Court (ADDRESS)	P. O. Box 305110, 7th Floor (ADDRESS)	PARCEL 162
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Reba B. Nixon, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria E. King, Unmarried

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 4 on the Plan of Whitman Meadows, as of record in Book 2854, page 55, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Harriette Court, at the corner of Lots 3 and 4; thence with the line between said lots, easterly 133.6 feet to a point; thence northerly 91.55 feet to a point; thence westerly passing the south terminus of a 30-foot un-named street or roadway at 200 feet, a total distance of 234.5 feet to a corner of Lot 5; thence with the line between Lots 4 and 5; southeasterly 85.65 feet to the northerly terminus of Harriette Court; thence with the terminus of the same, easterly, and southeasterly 75.18 feet to the point of beginning.

BEING the same property conveyed to Loyd W. Nixon and wife, Reba B. Nixon by Warranty Deed from Julian E. Sewell and wife, Barbara H. Sewell of record in Book 8341, page 560, Register's Office for Davidson County, TN. The said Loyd W. Nixon having since died.

This conveyance is subject to taxes for the year 2001, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2816 Harriette Court, Nashville, TN 37206
(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 30th day of August, 2001

Reba B Nixon
Reba B. Nixon

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 Reba B. Nixon, Unmarried

the bargainor PUBLIC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville LARGE, Tennessee, this 30th day of August, 2001.

Commission expires 2-5-03

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____, _____.

My commission expires _____

Notary Public