THIS INSTRUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
Deb Randolph, Attorney
Vintage Title Company
2350 Rader Ridge Road
Antioch, Tennessee 37013

DELORES PEARSON NIXON

TO.....WARRANTY DEED

SYLVESTER BELL

Davidson County DEEDWARR
Recvd: 09/19/01 13:30 2pgs
Fees:13.00 Taxes:152.81
20010919-0101501

THIS INDENTURE, made this 17th day of August, 2001, between Delores Nixon, of Davidson County, Tennessee, Grantor, and Sylvester Bell, of Davidson County, Tennessee, Grantee.

WITNESSETH that the said Grantor, for an in consideration of the sum of Forty One Thousand Three Hundred and no/100 Dollars ($41,300.00), and other good and valuable consideration, to her in hand paid by the said Grantee, has granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, the following described premises, to-wit:

LAND in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

BEING the same property devised to Delores Pearson Nixon, as the sole heir-at-law of Emma Pearson, deceased, who acquired the subject property from her mother, Florence G. Morris, by Administrator's Deed of record in Book 8605, page 74, in accordance with the Will of Florence G. Morris (Book 175, page 347); the said Florence G. Morris having acquired the property by deed of record at Book 3185, page 65, all in the Register's Office, Davidson County, Tennessee. There is an Affidavit of Heirship by Delores Pearson Nixon of record at Instrument No. 200101120003922, Register's Office for Davidson County, Tennessee.

The property address is 1850 Joy Circle, Nashville, Tennessee 37207.

Map 71-12 Parcel 63

TO HAVE AND TO HOLD the said premises to the said Grantee, his heirs and assigns forever. And, the said Grantor for herself, her heirs, executors and administrators, does hereby covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from encumbrances, and that she will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal this the 17th day of August, 2001. The Grantor's husband, Joe A. NIXON, enters into this conveyance for the purpose of conveying any right to title he may have as husband of Delores Pearson Nixon.

DELORES PEARSON NIXON

Joe A. NIXON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, DELORES PEARSON NIXON and her husband, Joe A. Nixon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of August, 2001.

Notary Public
My Commission Expires: 10-14-03

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is Forty One Thousand Three Hundred and no/100 Dollars ($41,300.00).

SYLVESTER BELL

Sworn to and subscribed before me this the 17th day of August, 2001.

Notary Public
My Commission Expires: 10-14-03

Real property taxes will be paid by Owners:

Name: Sylvester Bell
1850 Joy Circle
Nashville, Tennessee 37207

Mail deed to: SAME