For and in consideration of the sum of $ Thirteen Hundred ($1,300.00) Dolla

cash in hand paid, the receipt and sufficiency thereof DOLLA
is hereby acknowledged,

We, William A. Galbrith et ux, Clara Galbrith
have bargained and sold, and by these presents do transfer and convey unto the said
Howard C. Nixon et ux, Annie E. Nixon,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot no. 3 on the Plan of Section "C", Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, said lot fronts 85.9 feet on Hadley street, containing 0.33 acres, more or less,

Dodson Street, (on which the lot in question abuts in the rear) was closed as a public street from 9th street to 17th street, by instrument of record in Book 1353, page 281, and is designated as a private driveway, with easement reserved for private road and public utilities only.

Being the same property as conveyed from the E. I. Du Pont De Nemours & Company to William A. Galbrith et ux, Clara Galbrith by General Warranty Deed as of record in Book _____, Page _____, R. O. D. C., Tennessee; this conveyance is made subject to all restrictions, easements and covenants as of record in the foregoing mentioned deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard C. Nixon et ux, Annie E. Nixon,
their heirs and assigns, forever.

And we do covenant with the said Howard C. Nixon et ux, Annie E. Nixon
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.

And we, William A. Galbrith et ux, Clara Galbrith
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard C. Nixon et ux, Annie E. Nixon,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of December, 1951.

William A. Galbrith

Clara Galbrith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James H. Hill, a Notary Public in and for said County and State, the within named William Galbrith et ux, Clara Galbrith

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 24 day of December, 1951.

Commission expires 4/20/54

James H. Hill
Notary Public

12/24

WARRANTY DEED

FROM

WILLIAM A. GALBRITH

CLARA GALBRITH

TO

HOWARD C. NIXON ET UX

ANNIE E. NIXON

J. H. Hill, Att

FEB

310

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200

RANCE

COMPA