For and in consideration of the sum of ~~One Thousand and no/100~~ $1000.00 ~~One Thousand and no/100~~ DOLLARS Cash in hand paid by Arthur B. Jackson & wife Mary Katherine Jackson receipt of which is hereby acknowledged and other valuable considerations which include the assumption of the unpaid ballance of $8652.15 payable to the Guaranty Mortgage Co. at the rate of $46.99 principal and interest plus insurance and taxes which approximate $9.69 per month. Comprising a total payment per month of $56.68

We, J. T. Nixon and wife Mary E. Nixon have bargained and sold, and by these presents do transfer and convey unto the said Arthur B. Jackson and wife Mary Katherine Jackson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Lot No. 15 on the map of Stratton Heights Subdivision as of record in Book 1835, Page 13 R.O.D.C.

Said lot No. 15 fronts 125 feet on the ~~westerly~~ easterly side of Vantrease Drive and runs back between parallel lines 139 feet on the northerly side and 140.8 feet on the southerly side to a dead line measuring 125 feet thereon.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur B. Jackson and wife Mary Katherine Jackson their heirs and assigns, forever.

And we do covenant with the said Arthur B. Jackson and wife Mary Katherine Jackson 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.
Except as hereinabove 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 Arthur B. Jackson and wife Mary Katherine Jackson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of April, 1952

J. T. Nixon

Mary E. Nixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alfred H. Patterson, a Notary Public in and for said County and State, the within named J. T. Nixon and wife Mary E. Nixon

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 office, this 29 day of April, 1952

Commission expires July 15-1952

Alfred H. Patterson
Notary Public

POSEY & PARKER CO., NASHVILLE

63869

WARRANTY DEED

FROM
J. T. Nixon, et ux

TO
Arthur B. Jackson, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 1 day of MAY 1952
at 11:47 o'clock
Noted in Book 2727 Page 607
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
By M. McGuire Dpt Reg

Guaranty Title Co.

Form 103-A P. & P. Co.