K 2273

For and in consideration of the sum of $10.00 -

- - - - - - - - - TEN AND NO/100 - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, We,

Floyd K. Nixon and wife, Dorothy Maude Rogers Nixon

have bargained and sold, and by these presents do transfer and convey unto the said James L. Leath and wife, Mable C. Leath,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 65 of Block "F" on the Map of Forest Park Subdivision at Madison, of record in Book 843, page 44, Register's Office for said County.

Said Lot fronts 50 feet on the north side of Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Floyd K. Nixon and wife, Dorothy Maude Rogers Nixon, by deed from John W. Lynch and wife, Maggie Ina Lynch, of record in Book 1911, page 285, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Leath and wife, Mable C. Leath,

their heirs and assigns, forever.

And we do covenant with the said James L. Leath and wife, Mable C. Leath,

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 taxes for 1954 which are pro rated and assumed by the purchaser.

And we, Floyd K. Nixon and wife, Dorothy Maude Rogers Nixon

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Leath and wife, Mable C. Leath,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of March, 1954

Floyd K. Nixon

Dorothy Maude Rogers Nixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Floyd K. Nixon and wife, Dorothy Maude Rogers 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 29th day of March, 1954

Commission expires January 29, 1955

Jessie B Overton
Notary Public

14938

WARRANTY DEED

FROM

Floyd K. Nixon, etux

TO

James L. Leath, etux

(Please put in Mailing Box)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
MAR 31 1954
at 1:25 o'clock P.M.
and recorded in Book 1944 Page 679
WITNESS my hand and seal of office
WILSON, Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 80