WARRANTY DEED — Form — Published by Tennessee Title Company

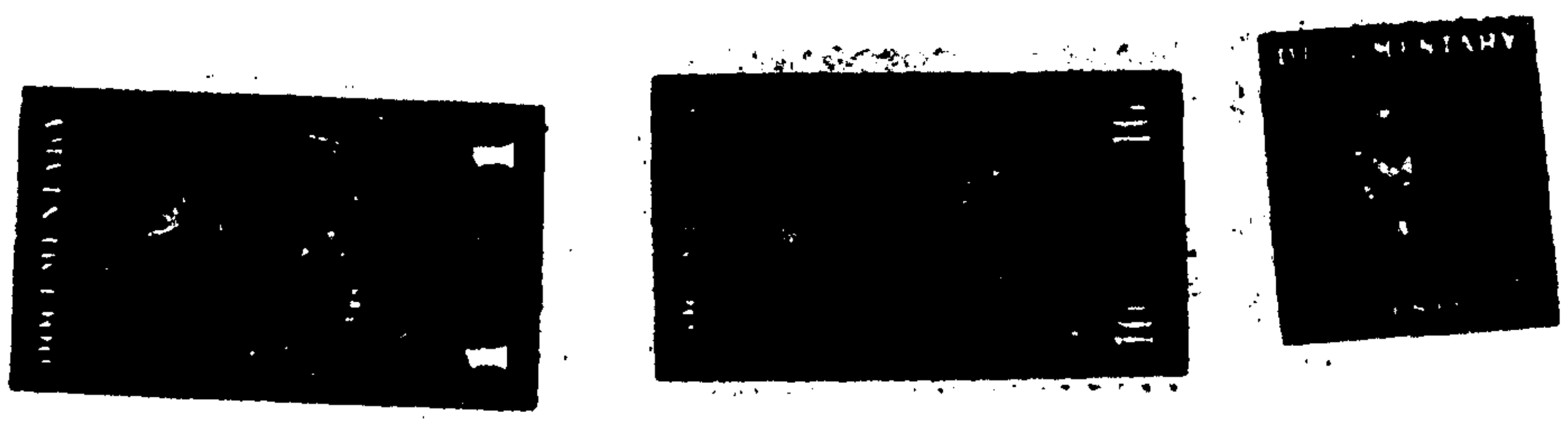
For and in consideration of the sum of $ - TEN AND NO/100 - - - - - - - - - - - - - (\$10.00) - DOLLARS cash in hand paid by JAMES HERBERT BROWN, JR., and wife, KATHERINE ESTELLE BROWN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, ANDREW A. NIXON AND WIFE, MARY ELIZABETH NIXON, have bargained and sold, and by these presents do transfer and convey unto the said JAMES HERBERT BROWN, JR., AND WIFE, KATHERINE ESTELLE BROWN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 6 of Block 20, on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly side of Woodvale Drive and runs back between parallel lines 163 feet, more or less, to the northerly line of the Parkview Subdivision.

Being the same property conveyed to Andrew A. Nixon and wife, Mary Elizabeth Nixon, by deed from John H. Bauer and wife, of record in Book 1944, page 543, said Register's Office.



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 HERBERT BROWN, JR., AND WIFE, KATHERINE ESTELLE BROWN, their heirs and assigns, forever.

And we do covenant with the said JAMES HERBERT BROWN, JR., AND WIFE, KATHERINE ESTELLE BROWN, 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 by taxes for the year 1955, which have been prorated and are hereby assumed by the grantee.

And we, ANDREW A. NIXON AND WIFE, MARY ELIZABETH 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 HERBERT BROWN, JR., AND WIFE, KATHERINE ESTELLE BROWN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of March, 1955.

Andrew A. Nixon

Mary Elizabeth Nixon

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, Evelyn S. Kurz, a Notary Public in and for said County and State, the within named ANDREW A. NIXON AND WIFE, MARY ELIZABETH 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 Nashville, Tennessee, this 9th day of March, 1955.

Commission expires October 27, 1957

Evelyn S. Kurz
Notary Public