WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of -
- - - - - - - - TEN and no/100 - - - - -($10.00) - - - - - - - - - - - - - -DOLLARS, cash in hand paid, and other good and valuable considerations, not herein enumerated, the receipt of all of which is hereby acknowledged,

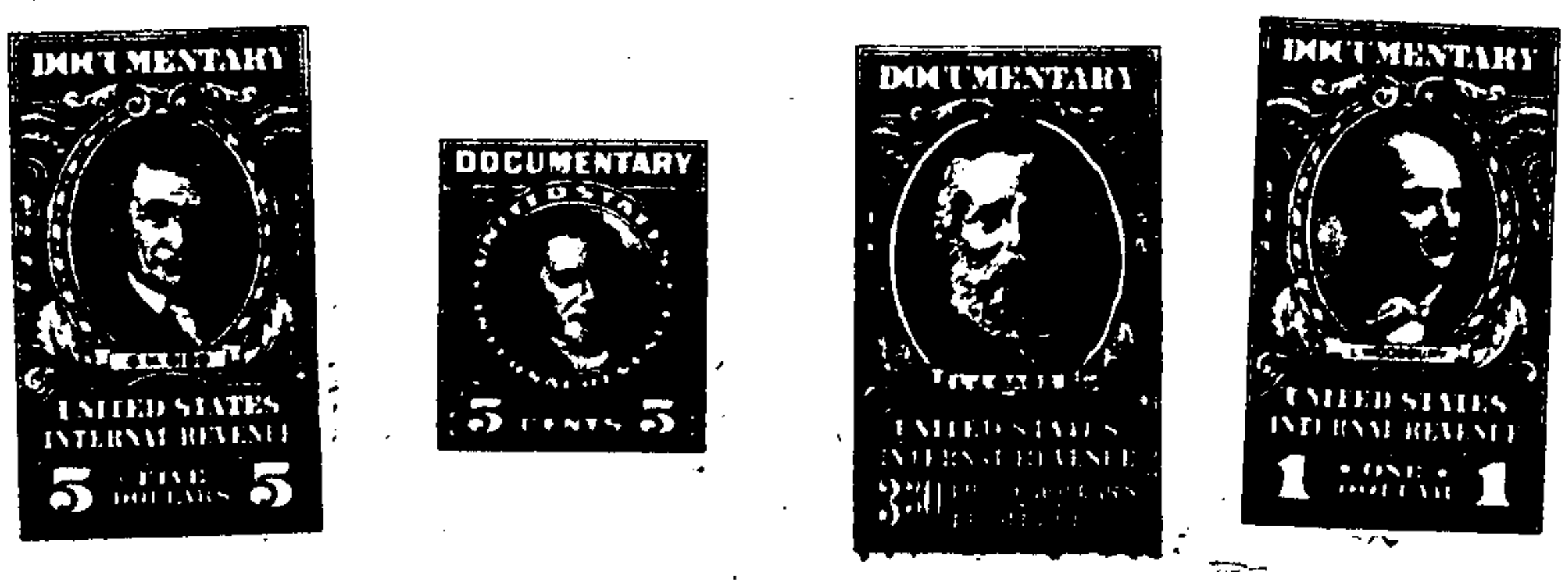
We, OSCAR T. NIXON and wife, MOLLIE E. NIXON,

have bargained and sold, and by these presents do transfer and convey unto the said JESSIE B. MORROW and wife, ELLA M. MORROW,

their heirs and assigns, a certain tract or parcel of land ~~in Davidson County, State of Tennessee, described as follows:~~ in the 10th Civil District of Davidson County, State of Tennessee, and described according to a survey made by N. G. Jenkins, Surveyor, on August 13, 1955, as follows:

BEGINNING at an iron pin in the easterly margin of Old Dickerson Pike, at a point 40.6 feet from the southerly margin of Campbell Road, same being the southwest corner of B. H. Dixon's Land; thence South 74° East 365.5 feet more or less to an iron pin in a branch; thence South 34°57' East 54 feet to an iron pin; thence South 23°34' West 115.3 feet to an iron stake in the northerly boundary of J. L. Frank's property; thence North 87°35' West 432 feet more or less to an iron pin in the easterly margin of Old Dickerson Pike; thence North 21°15' East 240 feet more or less to the beginning, containing 1.54 acres, more or less.

BEING the same property conveyed to Mollie E. Nixon, for life only and at her death to Oscar T. Nixon, by deed from Albert W. Sloan and wife, Bessie Mai Sloan of record in Book 2747, page 119, 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 Jesse B. Morrow and wife, Ella M. Morrow, their heirs and assigns, forever.

And we do covenant with the said Jesse B. Morrow and wife, Ella M. Morrow, 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 for 1959 State and County taxes.

And we, Oscar T. Nixon and wife, Mollie E. 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 Jesse B. Morrow and wife, Ella M. Morrow, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of April, 1959.

x Oscar T Nixon

x Mollie E Nixon