BK 2964

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and DOLLARS valuable considerations, and for the further consideration that the grantees herein agree to take and accept and pay the balance of a loan to Kimbrough-Phillips in the original amount of Six Thousand, Nine Hundred, Fifty ($6,950.00) Dollars, secured by a deed of trust to Miller Kimbrough, Trustee, dated November 6th, 1950, filed for record November 8th, 1950, in Book 1902, Page 315, Register's Office for Davidson County, Tennessee, which the grantees do hereby accept as a part of the consideration herein,

Therefore, we, Edwin Lee Nix, et ux, June Nix have bargained and sold, and by these presents do transfer and convey unto the said Grady Lee Nix, et ux, Mildred C. Nix 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. 1, resubdivision of tract conveyed to Raleigh L. Smith by deed of record in Book 481, Page 287, Register's Office for Davidson County, Tennessee and described according to a copy of a survey by Harvey Gee, surveyor, as follows:

Said Lot No. 1 fronts 55 feet on the north side of Maple Street and runs back between lines 150 feet to a dead line which measured 56.2 feet thereon.

Being the same property as conveyed from Leland Cecil Avril, et ux, to Edwin Lee Nix, by Warranty Deed, as of record in Book 2441, Page 391, 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 Grady Lee Nix, et ux, Mildred C. Nix their heirs and assigns, forever.

And we do covenant with the said Grady Lee Nix, et ux, Mildred C. Nix 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, Edwin Lee Nix, et ux, June Nix do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grady Lee Nix, et ux, Mildred C. Nix their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6 day of February, 1959

/s/ Edwin Lee Nix

/s/ June Nix

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