 1

For and in consideration of the sum of $ - - TEN AND NO/100 - - - - - - - - - - - - -

- - - (10.00) - DOLLARS
cash in hand paid by R. B. NIXON AND WIFE, CLAUDIA MAI NIXON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, HAROLD B. ALL AND WIFE, CLARICE F. ALL,
have bargained and sold, and by these presents do transfer and convey unto the said
R. B. NIXON AND WIFE, CLAUDIA MAI NIXON, 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. 68 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County.

Said Lot No. 68 fronts 69.1 feet on the south side of Fortview Drive, and runs back 165.8 feet on the easterly line, and 163.7 feet on the westerly line, to a dead line, measuring 69.7 feet.

Being the same property conveyed to Harold B. All and wife, Clarice F. All, by deed from H. W. Cravens and wife, as of record in Book 1716, page 2[illegible], said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1398, page 183, and subject to conditions set out in plan of record in Book 1130, page 83, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. B. NIXON AND WIFE, CLAUDIA MAI NIXON,
their heirs and assigns, forever.
And we do covenant with the said R. B. NIXON AND WIFE, CLAUDIA MAI NIXON,
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, HAROLD B. ALL AND WIFE, CLARICE F. ALL,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. B. NIXON AND WIFE, CLAUDIA MAI NIXON,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this [illegible] day of October, 19 59

Harold B. All (Harold B. All) Clarice F. All (Clarice F. All)

STATE OF ~~TENNESSEE~~ CALIFORNIA
~~DAVIDSON~~ [illegible] COUNTY

Personally appeared before me, JEAN ELLSWORTH, a Notary Public in and for said County and State, the within named
HAROLD B. ALL AND WIFE, CLARICE F. ALL
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~~ Fairfield, California, ~~Tennessee~~, this [illegible] day of October, 19 59

Commission expires March 6, 1960

Jean Ellsworth
JEAN ELLSWORTH, Notary Public

Warranty Deed

FROM 56851

HAROLD B. ALL AND WIFE,

CLARICE F. ALL,

TO

R. B. NIXON AND WIFE,

CLAUDIA MAI NIXON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of OCT A.D. 1959 at [illegible] o'clock P M.
Noted in Book [illegible] Page 331
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.25
JAMES P. WILSON, Register
By [illegible] D.C.

