BK 3069

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------
Thirteen Thousand Two Hundred Fifty and No/100-----$13,250.00---------- DOLLARS

Marvin O. Nixon and wife, Bebe H. Nixon
have bargained and sold, and by these presents do transfer and convey unto the said Irene Key
her 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. 2 on the Map of E. C. Scruggs Subdivision, as of record in Book 547, page 161, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the south side of Westwood Avenue and extends back between lines 144.6 feet on the east line and 144.8 feet on the west line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Marvin O. Nixon and wife, Bebe H. Nixon, by deed from W. W. Crutcher and wife, Alice Appleton Crutcher, of record in Book 1404, page 571, 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 Irene Key
her heirs and assigns, forever.

And we do covenant with the said Irene Key
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, Marvin O. Nixon and wife, Bebe H. 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 Irene Key
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of April, 19 60

Marvin O. Nixon
Bebe H. Nixon

PG 73