K 3103

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by DONALD E. LEMMER AND WIFE, ROSE ELLA LEMMER

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

CORBIN L. NIXON AND WIFE, ELIZABETH NIXON,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made March 1, 1946, by E. R. Southgate, Surveyor, as follows:
BEGINNING at a point at a stake opposite a cedar tree in the west line of an old road bed running along the west line of the lands of Hardy, being Creviston's new corner; thence along the west line of said old road bed and along a fence, south 5° west 386.5 feet to a walnut tree opposite Nixon's private road, and being in Nixon's line; thence along Nixon's line, south 80° west 20 feet to a walnut tree in a fence line; thence continuing with Nixon's line along said fence, South 90° west 342 feet to a sugar maple at Creviston's new corner; thence with Creviston's line, north 36° east 318 feet to a poplar tree; thence North 59° east 258 feet to the beginning, containing 2.22 acres, and said property being more or less triangular in shape.
Being the same property conveyed to Corbin L. Nixon and wife, Elizabeth Nixon, by deed from Robert E. Creviston and wife, as of record in Book 1338, page 627, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of August, 1960

Elizabeth Nixon
Elizabeth Nixon

Corbin L. Nixon
Corbin L. Nixon

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 3.0-
PROBATE .50
TOTAL B. W. Howard 3.50

Personally appeared before me, a Notary Public in and for said County and State the within named Corbin L. Nixon and wife, Elizabeth Nixon,

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainor, 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 1st day of August, 1960

Commission expires October 28, 1963

B. W. Howard
B. W. Howard Notary Public.

Warranty Deed
G-138597-Tenn
From 97102
CORBIN L. NIXON, ET UX.
To
DONALD E. LEMMER, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of AUG A.D. 1960 at 11:36 o'clock A.M.
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

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