BK 3134

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $850.00

EIGHT HUNDRED FIFTY AND NO/100 DOLLARS

cash in hand paid by JOHN T. NIXSON AND WIFE, MARY ANN NIXSON

hereinafter referred to as the GRANTEES, ~~subject to encumbrances and valuable considerations~~ receipt of which is hereby acknowledged, we,

MAGGIE BANKS, a widow,

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:

Being part of Lot No. 29 on the Part of Free Silver Plan showing 2nd Addition as of record in Book 332, page 46, Register's Office for said County.
Said part of Lot No. 29 fronts 60 feet on the north side of New Trinity Lane, formerly Lincoln Street, and runs back between parallel lines, 150 feet to a dead line in the rear, which is the south margin of Lot No. 4.
Being part of property conveyed to Robert Banks and wife, Maggie Banks, by deed from Cherry Lee Carter, et als, as of record in Book 1970, page 390, said Register's Office, and the said Robert Banks having since died.

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 10 day of October, 1960

Maggie Banks

Maggie Banks

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Benton Boaz, a Notary Public in and for said County and State, the within named Maggie Banks, a widow,

the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10 day of October, 1960

Commission expires Oct 27, 1962

Benton Boaz
Notary Public.

Warranty Deed
G-140106-Jwm

Front 6787

MAGGIE BANKS, a widow,

To

JOHN T. NIXSON, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of Oct A.D. 1960 at 12:37 o'clock P.M.
Noted in Book 3134 Page 327
Recorded in Book [redacted] Page 329
Fee $2.00
D. P. WILSON, Register
By [redacted] D.C.

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