K 3248

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated December 10, 1958, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, for the original sum of $9,450.00, with interest at 5½% per annum; both principal and interest payable $52.26 monthly, beginning January 1, 1959, and secured by Deed of Trust of record in Book 2885, page 275, Register's Office for Davidson County, Tennessee; said debt having since been assigned to Federal National Mortgage Association, by instrument of record in Book 2891, page 469, said Register's Office.

We,
DAVID LAWRENCE MACON AND WIFE, FRANCES MACON,

have bargained and sold, and by these presents do transfer and convey unto the said DEWEY CARL NIXON AND WIFE, BARBARA ANNETTE NIXON,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 121 on the Plan of Maplecrest of record in Book 1835, page 27, Register's Office for said County.
Said Lot No.121 fronts 55 feet on the northeasterly side of Denneywood Drive and extends back 155 feet on the southeasterly line and 151 feet on the northwesterly line to the T. C. Railroad right-of-way on which it measures 63.4 feet.
Being the same property conveyed to David Lawrence Macon and wife, Frances Macon, by deed from Eugene Pittman and wife, of record in Book 2858, page 277, said Register's Office.
The above described property is being conveyed subject to Restrictions in Book 1874, page 452, 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 DEWEY CARL NIXON AND WIFE, BARBARA ANNETTE NIXON, their heirs and assigns, forever.

And we do covenant with the said DEWEY CARL NIXON AND WIFE, BARBARA ANNETTE 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, the grantors 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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of June, 19 61

David Lawrence Macon

Frances Macon

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named David Lawrence Macon and wife, Frances Macon,

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, Tennessee, this 12th day of June, 1961

Commission expires May 16, 1964

Notary Public
State-at-Large

TENNESSEE TITLE COMPANY

G 227