BK 3402

For and in consideration of the sum of $1,739.85 (One Thousand, Seven Hundred Thirty-Nine and 85/100 ---------- DOLLARS

Cash in hand paid by Dorris Goad and wife, Ina Goad, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of one note dated November 30th, 1959, in the original amount of $2000.00, payable in monthly installments of $53.28 each, including principal and interest at the rate of 6% per annum, we, Roy D. Nixon and wife, Betty S. Nixon

have bargained and sold, and by these presents do transfer and convey unto the said Dorris Goad and wife, Ina Goad, their

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

Being the northerly 50 feet of the westerly 150 feet of the southerly 120 feet of Lot No. 11 on the Map of E. A. Lindsey's Subdivision on the Dickerson Road, as of record in Book 547, Page 144, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the easterly side of Hillside Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Roy D. Nixon and wife, Betty S. Nixon, by deed from H. C. Sprouse and wife, of record in Book 2925, Page 301, 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 Dorris Goad and wife, Ina Goad, their

heirs and assigns, forever.

And we do covenant with the said Dorris Goad and wife, Ina Goad

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, except by 1962 taxes assumed by Grantees.

And we, Roy D. Nixon and wife, Betty S. 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 Dorris Goad and wife, Ina Goad, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of July, 1962

Roy D. Nixon

Betty S. Nixon

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Geo. H. Cate, a Notary Public in and for said County and State, the within named Roy D. Nixon and wife, Betty S. Nixon

the bargainors, 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 2nd day of July, 1962

Commission expires July 23rd 1962.

Geo. H. Cate
Notary Public

Warranty Deed

From 8216

Roy D. Nixon and wife,

To

Betty S. Nixon

Dorris Goad and wife,

Ina Goad

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JUL A.D. 1962 at 12:10 o'clock P M.
Noted in Book 142 Page 411
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
[redacted]
of Richmond, Virginia

PG 607