BK 3674

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Bernice Nixon, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alton Claron Orange, et ux, Neva G. Orange,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Fairway View Subdivision, Section No. 2, of record in Book 2900, page 100, RODC, Tennessee.

Said Lot No. 54 fronts 93.52 feet on the westerly side of Hurst Drive and runs back 300.13 feet on the northerly line and 300.14 feet on the southerly line to a dead line in the rear and measures 93.52 feet thereon.

Being the same property as conveyed to H. C. Nixon (deceased), et ux, Bernice Nixon, from Bacoga, Inc., a Tennessee Corporation, by deed, of record in Book 3279, page 347, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 3rd day of January, 19 66

Mrs Bernice L Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H Hill, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernice Nixon, a widow

the bargainor(s), 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 Madison, Tennessee, this, the 3rd day of January, 1966

James H Hill
Notary Public

My commission expires: Apr 26, 1966

WARRANTY DEED

From 7956
Bernice Nixon, a widow

To
Alton Claron Orange, et ux,
Neva G. Orange

STATE OF TENNESSEE
DAVIDSON

Received for record this 3rd day of JAN A.D. 1966 at 12:23 o'clock P.M. and recorded in Book 3674 Page 623
Recording Fee $ 2.00
Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

James H. Hill, atty., 626 Gallatin Rd
Madison, Tenn. 895-5535

PG 5