BOOK 3790 PAGE 143

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by J. B. Gammon and wife, Eva Ruth Gammon, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Bernie (Bernice) L. Nixon, a Widow

have bargained and sold, and by these presents do transfer and convey unto the said J. B. Gammon and wife, Eva Ruth Gammon

their *heirs 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. 8 and the southwesterly 37 feet of lot No. 9 of block 7 on the map of Dabbs and Elliotts's Subdivision, Old Hickory, Tennessee, as of record in book 547, page 97, Register's Office for said County.

Said lot No. 8 and part of lot No. 9 front together 87 feet on the northwesterly side of 32nd Street and run back between parallel lines 144 feet to an alley.

Being part of the real property conveyed to H. C. Nixon and wife, Bernie (Bernice) L. Nixon, by deed from E. C. Nixon and wife, dated April 14, 1950, filed April 29, 1950, and recorded in book 1816, page 32, said Register's Office, the said H. C. Nixon having since died. Bernie L. Nixon and Bernice L. Nixon being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. B. Gammon and wife, Eva Ruth Gammon their *heirs and assigns, forever.*

And I *do covenant with the said* J. B. Gammon and wife, Eva Ruth Gammon *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Bernie (Bernice) L. Nixon *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. B. Gammon and wife, Eva Ruth Gammon their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 10 *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bernice L. Nixon

Bernie (Bernice) L. Nixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

BOOK 3790 PAGE 144

STATE OF Texas }
COUNTY OF McLennan }

Personally appeared before me, Martha Quarles, *a Notary Public in and for said County and State,* ~~Bernie L. Nixon~~ Bernice L. Nixon

the within named bargainor....., 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 Waco, Texas *this* 10th *day of* July, *19* 64.

Notary Public

Commission expires June 1, 1965

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

Commission expires.....



STATE TAX $ 16.35
PROBATE .50
TOTAL $ 16.85

JUL 14 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 14 1964

CC

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

DOBSON & JOHNSON, INC.

41701

FELIX [illegible] REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 14 3 01 PM '64

NOTE: BOOK 109 PAGE 503
RECO. NG FEE $ 2.00
DEP. [illegible]

J. B. Gammon and
Wife, Eva Ruth Gammon

TO
Bernie L. Nixon

FROM
(Gran)

WARRANTY DEED

8-179340