TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald Regensburg (NAME)	Murphree Mortgage Company (NAME)	3D-8490
2209 Larimore Drive (STREET ADDRESS OR ROUTE NUMBER)	226-3rd Avenue North (STREET ADDRESS) MAP	95-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE) Par	58 MS

For and in consideration of the sum of $2800.00 BOOK 3987 PAGE 478
TWO THOUSAND EIGHT HUNDRED AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 11, 1954, executed by Robert O. Smith and wife, payable to Murphree Mortgage Company, for the original sum of $9,800.00, with interest at 4½% per annum, both principal and interest payable $49.66 monthly, beginning June 1, 1954, and said debt secured by a deed of trust of record in Book 2261, page 133, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to East River Savings Bank, by instrument of record in Book 2306, page 108, said Register's Office,
WE, THOMAS B. NIXON AND WIFE, FAY CHRISTIAN NIXON,

have bargained and sold, and by these presents do transfer and convey unto the said

RONALD REGENSBURG AND WIFE, NAOMI REGENSBURG, 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. 94 on the Map of Cloverdale Subdivision, Section II, and Revision of Lots 21 and 22, Section I, as of record in Book 2133, page 58, Register's Office for said County. Said Lot No. 94 fronts 78 feet on the southwesterly side of Larimore Drive, and runs back between lines, 238.1 feet on the northwesterly line and 254 feeton the southeasterly line, to a dead line in the rear on which it measures 102 feet.
Being the same property conveyed to Thomas B. Nixon and wife, Fay Christian Nixon, by deed from Robert O. Smith and wife, as of record in Book 2593, page 523, said Register's Office.

unimproved ( ) This is improved (X) property, known as 229 (House Number) Larimore Drive (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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 11th day of February, 1966

Thomas B. Nixon
Thomas B. Nixon
Fay Christian Nixon
Fay Christian Nixon

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
312 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE TAX $ 15.32
PROBATE .50
L.D. Richards 15.82

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, R. E. WORRALL, COUNTY COURT CLERK, a Notary Public in and for said County and State, the within named bargainors, Thomas B. Nixon and wife, Fay Christian Nixon, 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 11th day of February, 1966.

FEB 11 1966
DAVIDSON COUNTY, TENN.
PAID FEB 14 1966

L. D. Richards
Notary Public

Commission expires May 1, 1966

TENNESSEE TITLE COMPANY

17295

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 3 52 PM '66
NOTED: BOOK 113 PAGE 49
RECORDING FEE $ 2.00
DEP. REG.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
$2.20 THREE DOLLARS TWENTY CENTS

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1966 - MURRAY

Warranty Deed
G-186613-1mm
From
THOMAS B. NIXON, ET UX.
To
RONALD REGENSBURG, ET UX.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX