WARRANTY DEED

BOOK 4039 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie E. Turnage (NAME:)	Kimbrough-Kavanaugh & Assoc. (NAME:)	12D 39150
1024 Ridgemont Dr., (STREET ADDRESS OR ROUTE NUMBER)	116 Union St. (STREET ADDRESS)	Map 41-G
Nashville, (CITY) Tenn. (P. O. ZONE) (STATE)	Nashville, (CITY) Tenn. (ZONE) (STATE)	Par. 17

For and in Consideration of the sum of Ten & No/100 ($10.00) ---------- *DOLLARS*
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowleged and the further consideration that the grantees have assumed and agreed to pay the unpaid balance, in the sum of $9,507.51, on a note, secured by deed of trust to Miller Kimbrough, Trustee, of record in Book 2817, Page 161, Register's Office, Davidson County, Tenn.

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

JUL 27 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUL 27 1966

DON H. HIX AND WIFE, SUE M. HIX,

---------- *have bargained and sold, and by these presents do transfer and convey unto the said* Willie E. Turnage & wife, Ada B. Turnage, ----------

---------- 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. 485 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, pages 128 and 129, Register's Office for said County, described as follows:
BEGINNING at a point in the westerly margin of Ridgemont Drive, the common corner of Lots 482 and 485; thence with the line between said lots, northwestwardly 105.9 feet to a point; thence northwardly 220 feet to a point in the southerly margin of Bell-Grimes Lane; thence with the margin of the same, eastwardly 147 feet to a point, at the beginning of a curve; thence around said curve, with a radius of 25 feet, southeastwardly 39.3 feet to a point in the westerly margin of Ridgemont Drive; thence with the margin of the same, southerly along a slight curve, 278 feet to the point of beginning.
Being the same property conveyed to Don H. Hix and wife, Sue M. Hix, by deed from Robert J. Johnson and wife, as of record in Book 3400, page 133, said Register's Office.

This conveyance is made subject to Restriction in Book 2542, Page 415 and to a 60-foot set-back line from Bell Grimes Lane; a 50 foot set-back line from Ridgemont Drive, a 10 foot easement for public utilities along the southerly line of the lot.

This conveyance also includes the Escrow account on deposit with Kimbrough-Kavanaugh & Associates.

This instrument prepared by
Nord & Lewis Realty Co.,
114 Union St., Nashville, Tenn.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is improved ( ) unimproved (X) property, known as 4024 Ridgemont Dr., Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie E. Turnage & wife, Ada B. Turnage, their *heirs and assigns, forever.*

And We *do covenant with the said* Willie E. Turnage & wife, Ada B. Turnage, *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 as herein stated.

And Don H. Hix and wife, Sue M. Hix, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willie E. Turnage & wife, Ada B. Turnage, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands* this 27th *day of* July, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Don H. Hix
Don H. Hix

Sue M. Hix
Sue M. Hix

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 4039 PAGE 957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katie M. Ford, a Notary Public in and for said County and State, the within named Don H. Hix & wife, Sue H. Hix

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 27th day of July, 1966.

Katie M. Ford, Notary Public.

Commission Expires Jan. 28, 1967

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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37221

WARRANTY DEED

FROM

Don H. Hix et ux

TO

Willie E. Turnage et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 27 12 30 PM '66

NOTED: BOOK 114 PAGE 549

RECORDING FEE $ 2.00

DEP. REG. G

Compliments of

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Title Company

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DOCUMENTARY 3.15