THIS INSTRUMENT PREPARED BY
MORROW & HARVEY, ATTYS.
3221 NOLENSVILLE ROAD
NASHVILLE, TENNESSEE
By

BOOK 4070 PAGE 318

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robert Allen Dixon (NAME:)	Same as Owners (NAME:)	MAP 147-07
4955 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 12
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	6D 343 05 MS

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the grantees of a present indebtedness on the property herein conveyed, in the principal amount of $10,615.84, evidenced by an instrument of record in Book 3716, page 535, Register's Office for Davidson County, Tennessee, we,

THOMAS W. NIX and wife, EDNA V. NIX,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT ALLEN DIXON and wife, SHIRLEY WYLLENE HUDGENS DIXON, 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. 90 on the Plan of Section One, Battery Crest, as of record in Book 2900, page 91, Register's Office for said County.

SAID Lot No. 90 fronts 85 feet on the northerly side of Edmondson Pike, and extends back 352.44 feet on the easterly line and 355.23 feet on the westerly line, to a dead line in the rear, which is in Seven Mile Creek, on which it measures 113.5 feet.

BEING the same property conveyed to Thomas W. Nix and wife, Edna V. Nix, by deed from Carl Batson and wife, Bettye Batson, of record in Book 3677, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 1788, page 108; Book 3072, page 429, as amended by an instrument in Book 3098, page 290, and to the easements and limitations shown on the map of record in Book 2900, page 91, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4955 Edmondson Pike, Nashville, Tennessee
(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 ROBERT ALLEN DIXON and wife, SHIRLEY WYLLENE HUDGENS DIXON, *their heirs and assigns, forever.*

And we *do covenant with the said* ROBERT ALLEN DIXON and wife, *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 hereinabove mentioned.

And we, THOMAS W. NIX and wife, EDNA V. NIX, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ROBERT ALLEN DIXON and wife, *their heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 21st *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Nix
Thomas W. Nix

Edna V. Nix
Edna V. Nix

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William H. Jones, a Notary Public in and for said County and State, the within named THOMAS W. NIX and wife, EDNA V. NIX,

the bargainor s., 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 21st. day of August, 19 65.

William H Jones, Notary Public.

Commission Expires 5/19/68.

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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STATE TAX $ 16.08
PROBATE .50
TOTAL $ 16.58

OCT 21 1966

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

PAID OCT 21 1966

CT

WARRANTY DEED

FROM

THOMAS W. NIX, ET UX

TO

ROBERT ALLEN DIXON, ET UX

48397

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 21 12 16 PM '66

NOTED: BOOK 115 PAGE 207
RECORDING FEE $ 3.00
DEP. REG. 22

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