BOOK 4100 PAGE 168

This instrument prepared by: Andrew D. Tanner
American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo A. Hughes (NAME)	First & Mid-South Mortgage Co. (NAME)	6D-31725
389 Barrywood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -

TEN and NO/100 - *DOLLARS*

cash, and other good and valuable considerations, including the assumption by purchaser of the unpaid balance owing under an instrument executed by Maurice S. Hawkins and wife, Charlene P. Hawkins, to Franklin G. Clark, Trustee, of record in Book 3440, page 541, to secure Mid-South Mortgage Company a note for the sum of $13,500.00, with interest at 5-1/4% per annum, principal and interest payable $74.66 monthly, beginning August 1, 1962, final payment July 1, 1992,

I, Ina N. Kent, doing business as Nixon-Kent Company,

have bargained and sold, and by these presents do transfer and convey unto the said Cleo A. Hughes, a widow

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 469 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County.

Said Lot No. 469 fronts 90 feet on the south side of Barrywood Drive and runs back between lines, 242 feet on the west line and 236 feet on the east line, to a dead line in the rear on which it measures 91 feet.

Being the same property conveyed to Ina N. Kent, doing business as Nixon-Kent Company, by deed from Maurice S. Hawkins and wife, Charlene P. Hawkins, of record in Book 4075, page 240-243, said Register's Office for said County.

The 1967 Taxes are hereby assumed by the purchaser.

unimproved ( )
This is improved (X) property, known as 389 Barrywood Drive, Nashville, Tennessee 37211
(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 Cleo A. Hughes, a widow *her heirs and assigns, forever.*

And I *do covenant with the said* Cleo A. Hughes *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,* except for balance Owing under deed of trust assumed herein by Grantee.

And I, Ina N. Kent, doing business as Nixon-Kent Company, *do further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cleo A. Hughes, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* January, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ina N. Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann Nichols, *a Notary Public in and for said County and State, the within named* Ina N. Kent, d/b/a Nixon-Kent Company,

.....

.....

the 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 Nashville, *Tennessee, this* 31st *day of* January, *19* 67

Mary Ann Nichols, *Notary Public.*

Commission Expires 2/4/69

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.....

WARRANTY DEED

FROM

INA N. KENT d/b/a

NIXON-KENT COMPANY

TO

CLEO A HUGHES, a widow

59780

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 3 58 PM '67

NOTED IN BOOK 11[illegible] PAGE 724

RECORDING FEE $ 2.00

DEP. REG. [illegible]

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50

FEB 6 1967

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

PAID FEB 6 - 1967

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 372[illegible]