**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr.and Mrs.Joseph A.Nix (NAME:) | Fidelity Federal (NAME:) | |
| 3001 Lakeshore Dr. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union St, (STREET ADDRESS) | Map 53-8 |
| Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | Par. 143 |

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Joseph A. Nix ard wife, Mary Nix, the receipt of which is hereby acknowledged, and other good and valuable consideration, We, Wesley S. Combs and wife, Josephine G. Combs,

_____ have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH A. NIX AND WIFE, MARY NIX,

their 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 the northwesterly 100 feet of lots Nos. 1 to 5 inclusive of Block 19, and parts of Lots Nos. 1 and 2 of Block 26 on the Plan of Dabbs & Elliott's Subdivision No. 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said County.

Said part of Lots Nos. 1 to 5 of Block 19 fronts 100 feet on the northeasterly side of Pitts Avenue and runs back between parallel lines 255 feet on the northwesterly line with the southeasterly margin of 30th Street, and 252 feet, more or less, on the southeasterly line, to the southwesterly margin of an unnamed 30 foot street, on which it measures 100 feet, more or less.

Said parts of Lots Nos. 1 and 2 of Block 26 are described as follows: Beginning on the southeasterly margin of 30th Street at the northwest corner of the property conveyed to the United States of America by deed from Wesley S. Combs et ux, of record in Book 2151, page 579, said Register's Office; thence with said United States of America western boundary line south 41° 40' east 100 feet, more or less, to the southwest corner of the property conveyed to the United States of America; thence southwestwardly 82½ feet to the northeasterly margin of a 30 foot unnamed Street; thence with said street northwestwardly 100 feet, more or less, to the southeasterly margin of 30th Street; thence with same northeastwardly 83 feet, more or less, to the beginning.

Being part of the property conveyed to Wesley S. Combs and wife, Josephine G. Combs, by deed from Eunice A. Jenkins et ux, of record in Book 1636, page 477, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 3001 Lakeshore Drive (House Number) (Street) Old Hickory, 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. Wherever 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 hand s this 11 day of April, 1967

Wesley S Combs

Josephine G. Combs

This Instrument Was Prepared By
DENNEY, LEFTWICH, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee

STATE OF TENNESSEE
Davidson County

BOOK 4121 PAGE 4

Personally appeared before me, C. P. Chiltre Jr., a Notary Public in and for said County and State, the within named Wesley S. Combs and wife, Josephine G. Combs,

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 Madison, Tennessee, this 11 day of April 1967.

Commission expires January 27, 1970

C. P. Chiltre Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

L17382 ($13,000.00)

**WARRANTY DEED**

FROM
WESLEY S. COMBS AND WIFE,

TO
JOSEPHINE G. COMBS

JOSEPH A. NIX AND WIFE,

MARY NIX

HOUSTIN, FRENCH, SAVAGE AND
LOAN ASSOCIATION OF NASHVILLE

67800

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 17 8 31 AM '67

NOTE BOOK 116 PAGE 239
RECORDING FEE $ 2.00
DEP. REG. _____



STATE TAX $ 27.00
PROBATE .50
TOTAL $ 27.50

APR 14 1967

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

PAID APR 14 1967