BOOK 4132 PAGE 23

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

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEY'S TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Miss Imogene Nixon	Fidelity Federal Savings &	Map. 83-5
(NAME:)	(NAME:) Loan Assn.	
1423 Stratton Avenue	401 Union Street	Par. 391
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

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

TEN & NO/100- DOLLARS

Cash in hand paid by Imogene Nixon, the receipt of which is hereby acknowledged, and other good and valuable consideration,

I, Mary Nixon Rowan,

_____ have bargained and sold, and by these presents do transfer and convey unto the said IMOGENE NIXON all of my right, title and interest in and to 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, Tenne[illegible], being Lot No. 1 on the Resubdivision of Lot No. 8, Ordway Home Place, as of record in Book 2854, page 87, Register's Office for said County, described as follows:

Beginning at a concrete monument in the northerly margin of Stratton Avenue, 19.8 feet west of the present northwest corner of Stratton Avenue and North 15th Street; thence with said margin of Stratton Avenue north 86° 11' west 20.2 feet to a point, the common corner of Lots Nos. 1 and 2; thence with the line between said lots north 4° 15' east 170.0 feet to a point in the southerly margin of a 15 foot alley; thence with said margin of said alley south 86° 11' east 19.8 feet to a concrete monument 20.2 feet west of the existing westerly margin of North 15th Street, and at the beginning of a curve having a radius of 20 feet; thence around said curve southeasterly 31.6 feet to a concrete monument in the westerly margin of said North 15th Street; thence with said margin of said street south 4° 15' west 130 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around said curve southwestwardly 31.2 feet to the point of beginning.

Being part of the property conveyed to Mary Nixon Rowan and Imogene Nixon, by deed from Gertrude Reasonover Nixon, of record in Book 3028, page 523, said Register's Office.

This conveyance is made subject to the building setback lines as shown on the Plan of record in Book 2854, page 87, said Register's Office.

unimproved ( ) property, known as improved (X) 1425 Stratton Avenue, Nashville, Tennessee
(House Number) (Street) 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 my hand this 15th day of May, 19 67

Witness: Mary F. Utley

Mary Nixon Rowan

This Instrument Was Prepared By
DENNEY, LEFTWICH, LACKEY & CHERN[illegible]
218 Third Avenue North
Nashville, Tenn[illegible]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Joe L. Jenkins, a Notary Public in and for said County and State, the within named Mary Nixon Rowan and Mary H. Utley

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 15th day of May 67

Commission expires May 17, 1970

Mrs Joe L. Jenkins
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

#2250.00
Gave to Edna

WARRANTY DEED

FROM

MARY NIXON ROWAN

TO

IMOGENE NIXON

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

7 1 9 1 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 16 2 58 PM '67

NOTED: BOOK 116 PAGE 426
RECORDING FEE $ 2.00
DEP. REG. 2m

Title Company
Nashville, Tenn.

Stamps $2.75

PAID MAY 16 1967

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

MAY 16 1967

STATE TAX $ 3.85
PROBATE
TOTAL $ 3.85