BOOK 4150 PAGE 908

This Instrument Prepared by:
Thomas C. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Nixon, et. ux. (NAME:)	Kimbrough-Kavanaugh & Assoc. (NAME:)	8D, A-26217
451 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Map 90-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 74

For and in consideration of the sum of ($10.00)----------Ten and no/100-----

---------- **DOLLARS**

Cash in hand paid by John L. Nixon and wife, Mildred Nixon and other good and valuable considerations including the assumption of a deed of trust executed by James E. Ramsey, Jr. et. ux., dated April 16, 1962 and recorded in Book 3382, page 331, Register's Office for Davidson County,

We, Norris Bryant and wife, Mary Jo Bryant

have bargained and sold, and by these presents do transfer and convey unto the said

John L. Nixon and wife, Mildred Nixon

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

BEING Lot No. 1126 on the Plan of Charlotte Park Subdivision, Section 13, as of record in Book 2900, page 142, Register's Office for said County, as follows:

SAID Lot No. 1126 fronts 82.0 feet on the northwesterly margin of Annex Avenue and runs back 150.0 feet on the northeasterly line and 145.8 feet on the southwesterly line to a dead line in the rear on which it measures 70.0 feet.

BEING the same property conveyed to Norris Bryant and wife, Mary Jo Bryant, by deed from James E. Ramsey, Jr. and wife, Mildred B. Ramsey as of record in Book 3642, page 353, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 451 Annex 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 our hand s this 8th day of July, 1967

Norris Bryant

Mary Jo Bryant

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, the within named Norris Bryant and wife, Mary Jo Bryant

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 3rd day of July, 1967

Commission expires 2-16-71

Rebecca Thomas
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

79231

WARRANTY DEED

FROM Norris Bryant and wife,

TO Mary Jo Bryant

John L. Nixon and wife,

Mildred Nixon

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 11 9 21 AM '67

NOTED BOOK 116 PAGE 758
RECORDING FEE $ 3.00
DEP. REG. 75

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

JUL 11 1967

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

PAID JUL 11 1967