BOOK 4178 PAGE 593

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Nixon, et ux	Guaranty Mortgage Company	15DA-52935
(NAME:) 1567 LeThia Dr	(NAME:) 316 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37206 Tenn	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Charles M. Nixon and wife, Lorene M. Nixon, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Charles M. Nixon and wife, Lorene M. Nixon, and their agreement to pay the unpaid balance of $12,114.46 of an indebtedness in the original amount of $14,250.00, secured by deed of trust executed by John Craig Mainland and wife, Jane Bennett Mainland, to Herschel Greer, Trustee, of record in book 2897, page 409, Register's Office for Davidson County, Tennessee,

STATE TAX $ 1988
PROBATE .50
TOTAL $ 2038

OCT 6 1967

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

PAID OCT 6 CT 1967

We, John Craig Mainland and wife, Jane Bennett Mainland,

have bargained and sold, and by these presents do transfer and convey unto the said Charles M. Nixon and wife, Lorene M. Nixon, 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. 15 on the Plan of Dugger Heights Subdivision, Section III, as of record in book 1835, page 54, Register's Office for said County. Said lot No. 15 fronts 79.9 feet on the easterly side of Lethia Drive and runs back between broken lines 286.4 feet on the northerly line and 311.9 feet on the southerly line to a dead line in the rear on which it measures 70 feet.
Being the same real property conveyed to John Craig Mainland and wife, Jane Bennett Mainland, by deed from Southeastern Land Development Company, of record in book 2878, page 495, said Register's Office.

This conveyance is made subject to easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant of record in book 4083, page 662, Register's Office for Davidson County, Tennessee; 10-foot easement for public utility purposes along southerly line of premises, 20-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Lethia Drive and conditions of owners certificate, as shown on plan of record in book 1835, page 54, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1970, page 362, said Register's Office.

This Instrument Was Prepared By

Phillip Saindon
Of The Law Firm Peoigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as ..... (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 Charles M. Nixon and wife, Lorene M. Nixon, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Charles M. Nixon and wife, Lorene M. Nixon *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 above set out.

And we, John Craig Mainland and wife, Jane Bennett Mainland *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles M. Nixon and wife, Lorene M. Nixon, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 4th *day of* October, *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.*

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
220 TWO DOLLARS AND TWENTY CENTS

John Craig Mainland
Jane Bennett Mainland

BOOK 4178 PAGE 595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy B. Haupl, a Notary Public in and for said County and State, the within named John Craig Mainland and wife, Jane Bennett Mainland

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 4 day of October, 1967.

Nancy B. Haupl, Notary Public.

Commission Expires MY COMMISSION EXPIRES APRIL 28, 1969

91276

STATE OF
COUNTY OF

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Personally appeared before me, , a Notary Public in and for said County and State, the within named

OCT 6 10 48 AM '67
NOTED BOOK 117 PAGE 456
RECORDING FEE 4.50
DEP. REG.

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 .