This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

BOOK 4239 PAGE 3

WARRANTY DEED

TTC 203439

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 43-5 Par. 109 pw	Pearl H. Weaver and Clay Weaver 805 Bixler Avenue, Madison Tennessee, 37115	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11D-60675	804 Bixler Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of SIX THOUSAND FIVE HUNDRED DOLLARS, part of which has been paid in cash by the Grantee herein, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 29, 1952, in the original principal sum of $6,850.00, payable to Guaranty Mortgage Company in monthly installments of $41.51, including interest at 4% per annum, and being secured by a deed of trust executed by William Elmer Nix, Jr., and wife, to Herschel Greer, Trustee, of record in Book 2069, page 73,

MARGARET R. NIX, now RIVET,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PEARL H. WEAVER, and husband CLAY WEAVER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly half of Lot 8 of Block "A", on the Plan of Cedar Crest Estates, as of record in Book 974, page 15.

Said part of Lot No. 8 fronts 50.5 feet on the easterly side of Bixler Avenue, and runs back between parallel lines, 191.5 feet to a dead line.

Being the same property conveyed to Margaret R. Nix, now Rivet, by deed from George T. Hicks and wife, as of record in Book 2034, page 535, and by decree of record in Minute Book 13, page 316, of the 4th Circuit Court.

This conveyance is made subject to restrictions of record in Book 1194, page 673.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of May, 1968.

Margaret R. Nix Rivet

Margaret R. Nix Rivet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret R. Nix Rivet,

the bargainor(s), 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, the 24th day of May, 1968.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), 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, the day of , 19 .

My commission expires:

STATE TAX $ 16.50
PROBATE
TOTAL $ 17.40

MAY 29 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hcb

FROM
MARGARET R. NIX, now RIVET

TO
PEARL H. WEAVER AND
HUSBAND, CLAY WEAVER

17930

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 29 12 15 PM '68
NOTE BOOK 118 PAGE 817
RECORDING FEE $ 3.00
DEP. REG.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 6,500.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Pearl H. Weaver
Affiant

Sworn to and subscribed before me this 24th day of May, 1968.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970