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

WARRANTY DEED

TTC 208748

BOOK 4317 PAGE 638 REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map, 72-6 Par. 95 Pt	Mrs. Frances M. Doyle same as below	Security Federal S & L Assn. 500 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DA-5910	931 Elvira 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 TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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 April 20, 1966, in the original principal sum of $4,000.00, payable to Security Federal Savings & Loan Association in monthly installments of $40.00, including interest at 4½% per annum, plus a 1½% service fee, and being secured by a deed of trust executed by William Don Nix, unmarried, to Everett A. Covington, Jr., Trustee, as of record in Book 4008, page 636,

WILLIAM DON NIX, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANCES M. DOYLE, a widow,

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 easterly one-half of Lot No. 13 on the Map of C. W. Waller's subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35.

Said part of Lot No. 13 fronts 50 feet on the northerly side of Elvira Avenue and runs back 347.02 feet on the easterly line and 353.26 feet, more or less, on the westerly line, to a dead line, measuring 50.4 feet thereon.

Being the same property conveyed to William Don Nix, unmarried, by deed from Lonnie Leon Burkett and wife, as of record in Book 4173, page 315.

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, and the 1969 Metro Taxes, which have been prorated and assumed by the Buyer.

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 7th day of March, 1969.

William Don Nix

William Don Nix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4317 PAGE 639

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Don Nix, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of March, 19 69.

My commission expires: May 10, 1971

Helen D. Scott
Notary Public

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:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,600.00.

Frances Doyle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1969

MY COMMISSION EXPIRES: May 10, 1971 (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED
REF: hcb

FROM
WILLIAM DON NIX, unmarried

TO
FRANCES M. DOYLE, a widow

A 33849

IDENTIF. REFERENCE

MAR 14 1 31 PH '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 14 69	CONV	*7,600.00			
MAR 14 69	S'TAX		B*	19.76	
MAR 14 69	PR'FEE		B*	.50	
MAR 14 69	W'DEED		B*	3.00	* 23.26

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

File: Rau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public