BOOK 4318 PAGE 637

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,950.

Edwin Nix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 1969.

Jo Claud Smith
Notary Public

MY COMMISSION EXPIRES: April 26, 1971
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Binkley, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin L. Nix, et.ux. (NAME)	National Mortgage Company (NAME)	110-78775
733 Tahlena Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 52-6-87
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Pat

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. D. Smith and wife, Mary Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin L. Nix and wife, Shirley Frances Nix

HEREINAFTER CALLED THE GRANTEES, 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. 86 on the Map of Madison Heights, Subdivision, Section No. 1 as of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86 fronts 100 feet on the easterly margin of Tahlena Avenue and extends back between lines measuring 476.4 feet on the north side and 442.1 feet on the south side to a dead line in the rear on which it measures 100.00 feet.

BEING the same property conveyed to W. D. Smith and wife, Mary Ann Smith by deed from J. Claud Smith and wife, Billie K. Smith of record in Book 3136, page 96, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 733 Tahlena Avenue, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hands this 19 day of March, 1969

W. D. Smith

Mary Ann Smith

STATE OF TENNESSEE
Davidson County

BOOK 4318 PAGE 638

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. D. Smith and wife, Mary Ann Smith

the bargainor S, 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 19th day of March 1969.

Commission expires April 26, 1971

Jo Ann Smith
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM W. D. Smith and wife, Mary Ann Smith

TO Edwin L. Nix and wife, Shirley F. Nix

A 34286

IDENTIF. REFERENCE

MAR 19 3 30 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail To Mr. Edwin L. Nix's Office 90 E. Main St. Hartsville, Tenn.

MAR 19 69	CONV	17,950.00			
MAR 19 69	S'TAX		A*	46.54	
MAR 19 69	PR'FEE		A*	.50	
MAR 19 69	W'DEED		A*	3.00	* 50.04