BOOK 4326 PAGE 761

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joe T. Nixon, et ux	Kimbrough-Kavanaugh & Asso.	Map 33-11
(NAME) 804 Hamblen Drive	(NAME) 404 James Robertson Parkway	Par. 53
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; JOE T. NIXON, and wife, JOYCE ANN NIXON, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust of record in Book 3172, page 141, Register's Office for Davidson County, Tennessee;

We, LOUIS H. FOX, MARY W. FOX,

have this day bargained and sold, and do hereby transfer and convey unto the said JOE T. NIXON, and wife, JOYCE ANNE NIXON, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Primrose Acres, Section 3, of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 244 fronts 113 feet on the southeasterly side of Hamblen Drive and extends back 206.6 feet on the northeasterly line and 165.8 feet on the southwesterly line to a dead line, measuring 121.7 feet thereon.

Being the same real property conveyed to Louis H. Fox and wife, Mary W. Fox, by deed from Gaines and Gregory Construction Company, Inc., of record in book 3161, page 465, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 13,200.00

Subscribed and sworn to before me, this the 8 day of April 1969.

Affiant Joe T. Nixon

My commission expires: July 29, 1970 (Affix Seal)

Notary Public Audrie H. Hatton

This is unimproved ( ) improved (X) property, known as 804 Hamblen Drive, Madison, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOE T. NIXON, and wife, JOYCE ANNE NIXON, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOE T. NIXON, and wife, JOYCE ANNE NIXON, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* April, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Louis H. Fox

X Mary W. Fox

BOOK 4326 PAGE 762

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louis H. Fox, and wife, Mary W. Fox, *a Notary Public in and for said County and State,*

the within named 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* 8th *day of* April *, 19* 69.

Archie E. Hutton
Notary Public

Commission expires July 29, 1970

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.....

(1)

WARRANTY DEED

FROM

LOUIS H. FOX, ET UX

TO

JOE T. NIXON, ET UX

A 3 7 7 1 6

IDENTIF. REFERENCE

APR 18 11 45 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206

APR 18 69	CONV	13,200.00			
APR 18 69	S'TAX		A*	34.32	
APR 18 69	PR'FEE		A*	.50	
APR 18 69	W'DEED		A*	3.00	* 37.82