WARRANTY DEED

BOOK 4340 PAGE 495

ADDRESS NEW OWNER (S) AS FOLL:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl E. Nixon, et.ux. (NAME)	Guaranty Mortgage Co. (NAME)	27W-4305
312 Manchester Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

Cash in hand paid by Earl E. Nixon, et.ux. and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption by the said Earl E. Nixon, et.ux. of the balance owing on an indebtedness secured by deed of trust of record in Book 2887, page 13, Register's Office for Davidson County, Tennessee, and executed by Joan Osteen Johnson to Herschel Greer, Trustee in the original principal amount of $9,000.00 on December 22, 1968.

We, John W. Napier and wife, Barbara Ann W. Napier

have this day bargained and sold, and do hereby transfer and convey unto the said Earl E. Nixon and wife, Edith T. Nixon, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING part of Lot No. 5 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, and a subdivision of part thereof being of record in Book 161, page 67, said Register's Office, described as follows:

BEGINNING on the easterly margin of Manchester Avenue at the northwest corner of the property conveyed to Warren W. Billings and wife, by deed from Oliver V. Brent, et. al., of record in Book 1874, page 155, said Register's Office; thence with said Billings' northern boundary line easterly 136 feet to a point; thence north 1.7 feet; thence easterly 64 feet to a point in the westerly margin of an alley; thence with said alley northerly 48.3 feet to the southeast corner of the property conveyed to John R. Lyle and wife, by deed from W. L. Bainbridge, III, of record in Book 2856, page 110, said Register's Office; thence with said Lyle's southern boundary line westerly 200 feet to the easterly margin of Manchester Avenue; thence with the same southerly 50 feet to the beginning.

BEING the same real property conveyed to John W. Napier and wife, Barbara Ann W. Napier by deed from Joan Osteen Johnson Frye and husband, Josephy M. Frye of record in Book 3569, page 265, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,072.18

Subscribed and sworn to before me, this the 6th day of June, 19 69

My commission expires: Nov. 20, 1972 (Affix Seal)

x Earl E. Nixon
Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 312 Manchester Avenue, Nashville, 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 Earl E. Nixon and wife, Edith T. 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 Earl E. Nixon and wife, Edith T. Nixon, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 6th day of June, 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 John W. Napier

x Barbara Ann W. Napier

This Instrument Prepared By:
Thomas C. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Maxwell G. Hopkins, Jr., *a Notary Public in and for said County and State,* John W. Napier and wife, Barbara Ann W. Napier

the within named 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* 6th *day of* June, *19* 69

Maxwell G. Hopkins
Notary Public

Commission expires Nov. 20, 1972

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 .....

JUN-9 69	CONV	11,072.18				
JUN-9 69	S'TAX		A*	28.86		
JUN-9 69	PR'FEE		A*	.50		
JUN-9 69	W'DEED		A*	3.00	*	32.36

WARRANTY DEED

FROM
John W. Napier, et.ux.
TO
Earl E. Nixon, et.ux.

A 43614

IDENTIF. REFERENCE

JUN 9 9 02 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

Return To: Alexander & Harkins, Inc.
420 Plaza Prof. Bldg.
Madison, Tenn.