FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

J. J. Foley, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1969.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant J. Boyle and wife (NAME)	Dobson & Johnson, Inc. (NAME)	Map 95-2
232 Graeme Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par 52
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Thomas B. Nixon and wife, Fay C. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryant J. Boyle and wife, Mamie C. Boyle

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:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 152 fronts 130 feet on the northeasterly side of Graeme Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Thomas B. Nixon and wife, Fay C. Nixon, by deed from Jack Fenner Morrison and mother, Mamie P. Morrison, of record in Book 4332, page 384, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 4035, page 692, Registers Office for Davidson County, Tennessee, and payable to Dobson & Johnson, Inc.

This conveyance is made subject to a plan of record in Book 2331, pages 22 and 23 said Register's Office, shows an owner's certificate, a 50 foot minimum setback line from Graeme Drive, and a 10 foot easement for public utilities along the rear line of said lot.

This is unimproved (x) improved ( ) property, known as 232 Graeme Drive (House Number) (Street) Nashville, Tennessee (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 hand s this 16th day of January, 1969

Thomas B. Nixon

Fay C. Nixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas B. Nixon and wife, Fay C. Nixon

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 16th day of January 19 69

Commission expires Oct 26 1971

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
Thomas B. Nixon and wife,

Fay C. Nixon

TO
Bryant J. Boyle and wife,

Mamie C. Boyle

A 66156

IDENTIF. REFERENCE

JAN 16 1 17 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN16'70	CONV	18,500.00				
JAN16'70	S'TAX		A*	48.10		
JAN16'70	PR'FEE		A*	.50		
JAN16'70	W'DEED		A*	3.00	*	51.60