TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Howard D. Nixon (NAME)	SAME (NAME)	Map 51-14
712 LeMont Drive (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Pc. 52
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	10

For and in consideration of the sum of ($10.00) Ten & no/100 DOLLARS

cash in hand paid by Howard D. Nixon and wife, Bonnie S. Nixon BOOK 4436 PAGE 202

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

James M. Carney and wife, Bettie Gregory Carney

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 248 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, page 80, Register's Office for said County.

Said lot fronts 131.23 feet on the southerly side of Lemont Drive and extends back 206.2 feet on the easterly line and 251.31 feet on the westerly line, which is a broken line, to a dead line and measures 78 feet thereon.

Being the same property conveyed to Howard D. Nixon and wife, Bonnie S. Nixon by deed from James M. Carney and wife, Bettie Gregory Carney as of record in Book _____, Page _____, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 712 (House Number) LeMont Drive (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

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.

Witness our hands this 29th day of July 70

James M. Carney

Bettie Gregory Carney

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, D. J. Brewer, a Notary Public in and for said County and State, the within named James M. Carney and wife, Bettie Gregory Carney the bargainors, 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 Old Hickory, Tennessee, this 29th day of July, 70

D. J. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 1/30/74 Notary Public D. J. Brewer

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

James M. Carney et ux

TO

Howard D. Nixon, et ux

REGISTER STAMP BELOW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 70.

Notary Public

My Commission expires 1-30-74

PUT REVENUE STAMPS HERE.

D. J. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PUT COUNTY COURT CLERK'S STAMP HERE:

THIS INSTRUMENT WAS PREPARED BY OLD HICKORY EMPLOYEES CREDIT UNION

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

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IDENTIF. REFERENCE

AUG 4 2 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-47	CONV	22,000.00			
AUG-47 S'TAX			A*	57.20	
AUG-47 PR'FEE			A*	.50	
AUG-47	W'DEED		A*	3.00	* 60.70