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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14743.21

Everett A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Aug. 19 70

Notary Public

MY COMMISSION EXPIRES: 2-7-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE, 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett A. Johnson (NAME)	Kimbrough-Kavanaugh (NAME)	Map 33-15
709 Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Parcel-13
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, Patrick A. Nix and wife, Marilyn M. Nix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett A. Johnson and wife, Lena Marie Johnson

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:

Lot No. 185 on the Plan of Primrose Acres, Section 2, of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 185 fronts 119.4 feet on the westerly side of Hamblen Drive and extends back 422.8 feet on the northerly line and 503.0 feet on the southerly line, which is a broken line, to a dead line measuring 134.7 feet thereon.

Being the same property conveyed to Patrick A. Nix and wife, Marilyn M. Nix, by deed from Robert J. Nelson and wife, Billie Faye Nelson, as of record in Book 3708, page 61, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3142, page 167, said Register's Office.

This is { unimproved (X) / improved } property, known as 709 Hamblen Drive
(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 hand s this 12 day of August, 19 70

Patrick A. Nix

Marilyn M. Nix

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Patrick A. Nix and wife, Marilyn M. Nix

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 12 day of August 1970

Commission expires 2-7-1973

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Patrick A. Nix, et ux

TO

Everett A. Johnson, et ux

A 8 6 7 4 2

IDENTIF. REFERENCE

AUG 13 10 19 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 13 70	CONV	14,743.91			
AUG 13 70	S TAX		A*	38.22	
AUG 13 70	PROFEE		A*	.50	
AUG 13 70	WDEED		A*	3.00	* 41.72

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 VON ROAD
NASH , TENN. 37214