This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-159650

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
161-12-10	Mr/Mrs Ronnie Lee Nixon same as below	J.I.Kislak Mtg.Corp. of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 5D-38401	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5501 Tudor Lane	LOAN OR ACCOUNT NO. 14463
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JIM TRAVIS RAINEY and wife, EVELYN D. RAINEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONNIE LEE NIXON and wife, TERESA GAIL NIXON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 152 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, described as follows:

BEGINNING at a point in the southerly margin of Ash Grove Drive at the corner of Lots 152 and 153; thence with the line between said lots, southerly 173.83 feet to a corner of Lot 151; thence with the line between Lots 151 and 152, easterly 160.03 feet to the westerly margin of Tudor Drive; thence with the margin of the same, northerly 178.87 feet to the beginning of a curve; thence around said curve, northwesterly 39.69 feet to the margin of Ash Grove Drive; thence with the margin of the same, southwesterly around a slight curve, 126.87 feet to the point of beginning.

Being the same property conveyed to Jim Travis Rainey and wife, Evelyn D. Rainey, by deed from Hillview Company, as of record in Book 3158, page 369.

This conveyance is made subject to restrictions of record in Book 2904, page 51, as corrected by instrument of record in Book 3371, page 255.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of October, 1970.

Jim Travis Rainey
Jim Travis Rainey

Evelyn D. Rainey
Evelyn D. Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4453 PAGE 818

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Jim Travis Rainey and wife, Evelyn D. Rainey 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, the 16th day of October, 19 70.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 16,350.00

Ronnie Lee Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 1970
MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM JIM TRAVIS RAINEY AND WIFE

TO RONNIE LEE NIXON AND WIFE

A 93825

IDENTIF. REFERENCE

OCT 21 2 32 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 21 70	CONV	16,350.00			
OCT 21 70	S'TAX		A*	42.38	
OCT 21 70	PR'FEE		A*	.50	
OCT 21 70	W'DEED		A*	3.00	* 45.88

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: