Beacon Imagene Nixon et al 1423 Stratton Ave. Nash. Tenn. Jay Becca Map 83-5

WARRANTY DEED—Plain Form. Form 196 McQUIDDY PRINTING Co., Nashville, Tenn.

BOOK 4488 PAGE 113 Par. 392

FOR AND IN CONSIDERATION *of the sum of* One DOLLARS,

and other valuable considerations, I, Gertrude N. Nixon

PRICE OR VALUE 15,000.00

RECORDING A* 50.00

ACKNOWLEDGMENT A* .50

NOTARY BOND A* 6.00 * 45.50

Subscribed and Sworn to before me this 23rd day of March 1971

Imagene Nixon

Notary Public

15.00 cc

Deed Subject to 10(c) clearance

have bargained and sold, and by these presents do transfer and convey unto the said Imagene Nixon and Mary Nixon Rowan, subject to a life estate in property for Gertrude N. Nixon, their *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, as follows:*

The easterly 100 feet of the South 170 feet of lot No. 2, in the Subdivision of the C. F. Ordway Home Place, a Plan of which is of record in Plan Book 57, page 31, of the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northwest corner of Stratton Avenue and Fifteenth Street (formerly Crawlett Street) and running thence West 100 feet with the north line of Stratton Avenue; thence at right angles northwardly 170 feet to an alley; thence southwardly 100 feet on a line parallel to Stratton Avenue to Fifteenth Street; thence with the west line of Fifteenth Street South 170 feet to the point of beginning.

And being the same property conveyed to Gertrude N. Nixon by deed of Albert Hendly and J. M. Hendly, Trustees, of record in Book 644, page no. 364, Register's Office for Davidson County, Tennessee.

Prepared by: Howard, Parrish, Catty & Forrest, Attys. Nash, Tenn.

READER'S MEMO: Legibility of Typing or Printing Document ... satisfactory When Received.

To Have and to Hold *the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said* Mary Mixon Bowen and Imogene Mixon, their *heirs and assigns forever. And* I *do covenant with the said* Mary Mixon Bowen and Imogene Mixon *that* I am *lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered.*

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said land to the said* Mary Mixon Bowen and Imogene Mixon *heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.*

Witness my *hand*, *this* 17 *day of* March, *19* 71

Witnesses:

Lula Mae Hall Estelle M Mixon

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

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State of Tennessee, _____ **County**

Personally appeared before me, _____, *Clerk of the County Court of said County, the* _____ *named* _____ _____ _____ *the bargainor*___, *with whom I am personally acquainted, and who acknowledged that* _____ *executed the annexed instrument for the purposes herein contained.*

And _____ *of the said* _____ *having personally appeared before me, privately and apart from* _____ *husband*___, *the said* _____ _____ *acknowledged the execution of the said instrument to have been done by* _____ *freely, voluntarily, and understandingly, without compulsion or constraint of* _____ *said husband*___, *and for the purpose therein expressed.*

Witness my hand, at office, this _____ *day of* _____, *19* ___

_____, *Clerk.*

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

State of Tennessee, Davidson **County**

Personally appeared before me, Donald L. Parrish, *Notary Public in and for said County and State, the within-named* _____ Gertrude R. Dixon _____ _____ *the bargainor*___, *with whom I am personally acquainted, and who acknowledged that* she *executed the within* _____ *instrument for the purposes therein contained. And* _____, *wi*___ *of the said* _____ *having personally appeared before me, privately and apart from* _____ *husband*___, *the said* _____ _____ *acknowledged the execution of said* _____ *to have been done by* _____ *freely, voluntarily, and understandingly, without compulsion or constraint from* _____ *said husband*___, *and for the purposes therein expressed.*

Witness my hand and official seal at Nashville,
Tennessee, this 17 *day of* March, *19*71

My Com. Expires 5-11-74 _____, *Notary Public.*

STATE OF TENNESSEE,

_____ **County**

Register's Office, _____, *19* ___

I, _____, *Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No.*_____, *page*_____; *that they were received at*_____ *o'clock*_____ *M., and entered in Note Book*_____, *page*_____

_____

*Register*_____ *County.*

WARRANTY DEED

FROM

Gertrude M. Nixon

TO

Jerome Nixon and

Mary Nixon Bowen

Filed for record this.....*day*

of....., *A.D. 19* ...,

at.....*o'clock*.....*minutes*.....*M.*

.....

Register.

Clerk's Fees . . . . . $.....

State and County Tax . . . $.....

Total . . . . . $.....

IDENTIF. REFERENCE

T

R 0 8 5 1 7

MAR 23 1 30 PM '71

REGISTER

DAVIDSON COUNTY, TENN.

Fee, $.....

M. QUIGLEY PRINTING CO., NASHVILLE

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