Buyer Innocence Nixon — Ord Bldr Co.
1423 Stratford Ave Nash Dav Co — Map 83-5

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

BOOK 4488 PAGE 117 Par. 409 pw

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

and other valuable considerations, We, Gertrude R. Nixon and Inogene Nixon

MAR 23E CONV *5,000.00
MAR 23E S TAX
MAR 23E PR FEE A* 13.00
MAR 23E W DEED A* .50
A* 6.00 * 19.50

I hereby swear or affirm that the actual consideration or true value for transfer, whichever is greater, is $5,000.00 — Inogene Nixon
Subscribed and sworn to before me this 23rd day of March 1971
Deputy Register W. T. Dillehay

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

Lot No. 7 in the Subdivision of the C. F. Orday Home Place, a plan of which is of record in Book No. 57, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 91 feet on the southerly side of Stratton Avenue, and runs back with the westerly margin of 15th. Street, formerly Bramlett Avenue, 233 feet more or less to an alley, and shows 90½ feet on said alley.

This is the same property conveyed to Gertrude R. Nixon, a widow, and Inogene Nixon, single, from John L. Porter and Louise P. Wooten, Executor and Executrix of the Estate of W. I. Porter of record in Book 431X, Page 962, Register's Office for Davidson County, Tennessee.

Prepared by: Leonard Parrish Atty
Forrest Ave Nash Tenn

TO HAVE AND TO HOLD *the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said* Imogene Nixon, her *heirs and assigns forever. And* we *do covenant with the said* Imogene Nixon *that* we are *lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered.*

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said land to the said* Imogene Nixon *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 our *hand*, *this* 17 *day of* March, 19 71

Witnesses:

X [illegible]

Imogene Nixon

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. Nixon & Imogene Nixon

the bargainor S, with whom I am personally acquainted, and who acknowledged that they *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*76

Donald L. Parrish *Notary Public.*

My Commission Expires 5/12/74

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 R. Nixon and

Imogene Nixon

TO

Imogene Nixon

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

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

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

.....

Register.

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

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

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

Fee, $.....

McQUIDDY PRINTING CO., NASHVILLE

B0851 8

IDENTIF. REFERENCE

MAR 23 1 31 PM '71

FELIX Z. HILL II REGISTER
DAVIDSON COUNTY, TENN.

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