BOOK 4492 PAGE 483

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julian DeLaGuardia, ETUX	National Mortgage Company	Par. 12
(NAME)	(NAME)	
6609 Currywood Drive	Stahlman Building	Map. 115-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37201	08D 66900
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note, secured by a Deed of Trust of record in Book , page , Register's Office for Davidson County, Tennessee, payable to National Mortgage Company,

CHARLES EDWARD NIXON and wife, JEWEL M. NIXON

have this day bargained and sold, and do hereby transfer and convey unto the said JULIAN DeLaGUARDIA and wife, CHERRY DeLaGUARDIA

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of West Meade Estates, Section VI, as of record in Book 3300, page 76, Register's Office for said County.

SAID Lot No. 120 fronts 140 feet on the southwesterly side of Currywood Drive, and extends back 257.7 feet on the southeasterly line and 317.95 feet on the northwesterly line, to a dead line in the rear on which it measures 151.6 feet.

BEING the same property conveyed to Charles Edward Nixon and wife, Jewell M. Nixon, by deed from Village Builders, Inc., of record in Book 3467, page 628, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4750.00

Subscribed and sworn to before me, this the 5th day of April 1971

Affiant

My commission expires My Commission Expires FEB. 12, 1975 (Affix Seal)

Notary Public

This is (unimproved) (improved) (X) property, known as 6609 Currywood Drive, (House Number) (Street) Nashville, Tennessee 37205 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JULIAN DeLaGUARDIA and wife, CHERRY DeLaGUARDIA their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as herein above set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JULIAN DeLaGUARDIA and wife, CHERRY DeLaGUARDIA their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 5th day of April, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles Edward Nixon
CHARLES EDWARD NIXON

Jewell M. Nixon
JEWELL M. NIXON

This Deed Prepared by: Gail P. Pigg, Attorney
1115 Stahlman Building
Nashville, Tennessee 37201

Return to: 1020 Stahlman Bldg.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* CHARLES EDWARD NIXON, and wife JEWELL M. NIXON

the within named bargainorS, 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, Davidson County, Tennessee, *this* 5th *day of* April, *19* 71

My Commission Expires FEB. 12, 1975
Commission expires

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

APR 12 71 CONV 34,750.00
APR 12 71 S'TAX A* 90.22
APR 12 71 PR'FEE A* .50
APR 12 71 W'DEED A* 3.00 * 93.72

WARRANTY DEED

FROM

CHARLES EDWARD NIXON, ETUX

TO

JULIAN DeLaGUARDIA, ETUX

CHERRY DeLaGUARDIA

B 10549

IDENTIF. REFERENCE

APR 12 8 07 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

File: Gail P. Pigg, Attorney
1115 Stahlman Building
Nashville, Tennessee 37201