THIS INSTRUMENT WAS PREPARED BY

Attorney
NASHVILLE, TENNESSEE

BOOK 1511 PAGE 342

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. MAP 104-K PAR 154 MAP

SEND TAX NOTICES TO: ~~Mr. and Mrs. John Trice Nixon~~

ADDRESS: 1607 18th Avenue, South, Nashville, Tennessee.

For and in Consideration of the sum of

Fifty Thousand ---------- DOLLARS

of which Ten Thousand Dollars has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Forty Thousand Dollars, JOHN TRICE NIXON and wife BETTY CHILES NIXON, have executed a promissory note, dated the same date as this deed, and secured by a deed of trust dated this date, said note bearing interest at 6-1/2%, payable in 240 equal monthly installments including principal and interest in the amount of $298.23, beginning on July 1, 1971 and each said installment being payable on the 1st day of each succeeding month to and including the 240th payment due on June 1, 1991,

THIRD NATIONAL BANK IN NASHVILLE, Successor Trustee, pursuant to the power and authority conferred by agreement of 3/26/24, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said JOHN TRICE NIXON and wife, BETTY CHILES NIXON, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of lot No. 56 on the plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 18th Avenue, South, at a point 100 feet south of the southerly margin of Criddle Street, said point being the southeast corner of the property conveyed to George Peabody College for Teachers, by deed from Jennie Pebbles DeWitt and husband, of record in book 846, page 170, said Register's Office; thence with said College's southerly line, westwardly 150 feet to the easterly margin of an alley; thence with said alley, southwardly 100 feet to the northwest corner of the property conveyed to Robert L. Lawrence, Sr., for life, etc. by deed from Phil D. Johnson and wife, of record in book 734, page 369, said Register's Office; thence with Lawrence's northerly line, eastwardly 150 feet to the westerly margin of 18th Avenue, South; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to Nashville Trust Company, Trustee, now Third National Bank, under agreement with James E. Caldwell, et ux, by deed from Henri Minsky and wife, of record in book 1809, page 45, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 7th day of June 1971

Affiant Third National Bank by D.H. Wallace

My commission expires: May 10, 1972 (Affix Seal)

Notary Public Caroline Frann

JUN 15 CONV 50,000.00
JUN 15 STAX A 130.00
JUN 15 PREEE A .50
JUN 15 DEED A 4.50 * 135.00

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~JOHN TRICE NIXON and wife, BETTY CHILES NIXON, their~~ heirs and assigns, forever.

And it ~~do~~ covenant ~~s~~ with the said JOHN TRICE NIXON and wife, BETTY CHILES NIXON, that ~~it is~~ lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And THIRD NATIONAL BANK IN NASHVILLE does ~~do~~ further covenant and bind s itself, its successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said JOHN TRICE NIXON and wife, BETTY CHILES NIXON, their heirs and assigns against the lawful claims of all persons whomsoever. Grantor executes this deed and makes said warranties and covenants solely in its capacity as said Trustee, ~~XX~~.

Witness ~~hand~~ this 7th day of June, 1971.

ATTEST:

By S. L. Brumfield
ASST. TRUST OFFICER

Third National Bank, Trustee
By W. T. Phillips
V.P.

BOOK 4511 PAGE 344

STATE OF TENNESSEE
_____County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor ____, 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 _____, Tennessee, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

IDENTIF. REFERENCE

FELIX E. DAVIS SHELBY REGISTER DAVIDSON COUNTY, TENN.

JUN 15 1 54 PM '71

81899 5

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
~~DAVIDSON~~ County

Before me, Earline Fann, a Notary Public within and for the State and County aforesaid, personally appeared W. F. Phillips and S. K. Brumfield with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice President and Asst. Trust Officer respectively of the ~~THIRD NATIONAL BANK IN NASHVILLE~~ the within named bargainor, a corporation, and that (~~he~~ they) as such Vice President and Asst. Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. F. Phillips as such Vice Pres., and attesting the same by the said S. K. Brumfield as such Asst. Trust Officer

Witness my hand and official seal at office at Nashville, Tenn on this the 7th day of June, 1971

My commission expires May 10, 1972

Earline Fann
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.