BOOK 1521 PAGE 431 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1971.

Notary Public

MY COMMISSION EXPIRES: 4/30/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty., 338 White Bridge Rd., Nash., Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewey Carl Nixon et ux (NAME)	Murphree Mortgage Company (NAME)	Map 73-11
2317 Ridgeland Dr. (STREET ADDRESS OR ROUTE NUMBER)	L. J. C. Farmer (STREET ADDRESS)	Plc. 39
Nashville, Tennessee (CITY) (STATE) 37214 (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, T. C. Willey, Jr. and wife, Billie Sue Willey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dewey Carl Nixon and wife, Barbara A. Nixon

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 401 on the Plan of Section V, Sunset View, of record in Book 2854, page 20, Register's Office for said County.

SAID Lot No. 401 fronts 95 feet on the south side of Ridgeland Drive and runs back 238.4 feet on the west line and 199 feet on the east line to a dead line in the rear on which it measures 103.1 feet.

BEING the same property conveyed to T. C. Willey, Jr. and wife, Billie Sue Willey by deed from Herbert W. Miller and wife, Peggy H. Miller by deed of record in Book 3670, page 225, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Murphree Mortgage Company, of record in Book 2985, page 43, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16 day of July, 19 71

T. C. Willey, Jr.

Billie Sue Willey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. C. Willey, Jr. and wife, Billie Sue Willey

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 16th day of July 19 71

Commission expires 4/30/74

J. Bill Beshuline
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

T. C. WILLEY, JR. AND WIFE, BILLIE SUE WILLEY

TO

DEWEY CARL NIXON AND WIFE, BARBARA A. NIXON

Home Federal Savings & Loan Association
1 & 2 Tower (ground floor)
Nashville 3, Tennessee

B 2 3 4 9 4

IDENTIF. REFERENCE

JUL 19 3 30 PM '71

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 19?? COMM 19,000.00
JUL 19?? STAX A* 49.40
JUL 19?? PRTEE A* .50
JUL 19?? RECFEE A* 4.00 * 53.90