BOOK 4567 PAGE 989

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
William E. Young	Guaranty Mortgage Co.	
(NAME)	(NAME)	Map 60-4
3124 Oak Ridge Drive	311 - 7th Avenue, N.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 68
Nashville, Tenn.	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mvp

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by William E. Young and wife, Gertrud S. Young, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $19,500.00, secured by a deed of trust to Herschel Greer, Trustee, of record in book 3905, page 932, Register's Office for Davidson County, Tennessee.

We, Robert W. Nixon and wife, Ellen C. Nixon,

have this day bargained and sold, and do hereby transfer and convey unto the said William E. Young and wife, Gertrud S. Young, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 97 on the Plan of Oak Park Subdivision, Section One, as of record in book 3600, page 84, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of Oak Ridge Drive at the corner of lots Nos. 68 and 69; thence with the line between said lots westwardly 137.74 feet to a point at the common corners of lots 68, 96, and 97; thence with the line between lots Nos. 96 and 97, northwardly 119.88 feet to a point in the southerly margin of Oak Park Drive; thence with said margin of said Drive eastwardly 125.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 39.27 feet to a concrete monument in the westerly margin of Oak Ridge Drive; thence with said margin of said Drive, southwardly 89.62 feet to the point of beginning.
Being the same property conveyed to Robert W. Nixon and wife, Ellen C. Nixon by deed from Kentuckey-Tennessee Conference Association of Seventh-Day Adventists, Inc., of record in book 4261, page 308, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 10th day of January 1972

William E Young
Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) 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 William E. Young and wife, Gertrud S. Young, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William E. Young and wife, Gertrud S. Young, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* January, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Robert W. Nixon
Robert W. Nixon

x Ellen C. Nixon
Ellen C. Nixon

BOOK 4567 PAGE 990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Robert W. Nixon and wife, Ellen C. 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, *Tennessee, this* 10th *day of* January, *19* 72

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

JAN 11 72 CONV 28,000.00
JAN 11 72 S'TAX A* 72.80
JAN 11 72 PR'FEE A* .50
JAN 11 72 W'DEED A* 4.00 * 77.30

WARRANTY DEED

FROM
Robert W. Nixon, et ux

TO
William E. Young, et ux

B 44396

IDENTIF. REFERENCE

JAN 11 11 13 AM '72

FELIX 7. WILSON JR 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

Dobson & Johnson, Inc.