This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

F-546

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-5-11	Mr/Mrs William D. Nix Apt. A-7 6608 Charlotte Pike Nashville, Tennessee	Veterans Administration Regional Office 801 Broadway Nashville, Tennessee 37203
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. SH 503-Tenn-5
6DA-38053	518 Veritas Street 37211	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 5, 1957, in the original principal sum of $5,225.00, payable to H. V. Higley, Administrator of Veterans Affairs, in monthly installments of $30.35, including interest at 5% per annum, said note being secured by a deed of trust, executed by Charley Monroe Bly and wife to G. R. Norfleet, Trustee, as of record in Book 2632, page 501,

BUILDING CORPORATION OF AMERICA, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM D. NIX and wife, ALICE C. NIX,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 353 on the Map of Sunrise Heights, Section Addition, as of record in Book 421, page 46.

Said Lot No. 353 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation by deed from William D. Nix and Austin W. Duke, as of record in Book 4339, page 321.

FEB-4?2	CONV	*5,323.75				
FEB-4?2	S'TAX		A*	13.78		
FEB-4?2	PR'FEE		A*	.50		
FEB-4?2	W'DEED		A*	4.00	*	18.28

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1972 Taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of January, 1972.

BUILDING CORPORATION OF AMERICA

By: Horace U. Henley
Horace U. Henley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4574 PAGE 172

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,323.75

William D. Nix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 72

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)
Notary Public

WARRANTY DEED
REAL

FROM
BUILDING CORPORATION OF AMERICA

TO
WILLIAM D. NIX and wife

B 47366

IDENTIF. REFERENCE

FEB 4 9 05 AM '72

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Horace U. Henley and _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President and _____, of Building Corporation of America a corporation, the bargainor, and that he, as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Horace U. Henley as such President, and _____.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this, the 31st day of January, 19 72.

My commission expires: July 23,1974
Notary Public