BOOK 4574 PAGE 180

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

WARRANTY DEED

F-545

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-5-12	Wm. Don Nix 6608 Charlotte Avenue Nashville, Tennessee 37209	Fidelity Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6DA-38051	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 516 Veritas Street 37211	LOAN OR ACCOUNT NO Fid. Fed. 90632-1 PROPERTY IS [X] 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 grantee herein to pay, the principal balance now due, plus future interest on a certain note, dated July 18, 1967, in the original principal sum of $11,500.00, payable to E. R. Williams and wife, Mabel Williams, in monthly installments of $97.05, including interest at 6% per annum, said note being secured by a vendor's lien retained in the deed from E. R. Williams and wife, to Austin Wayne Duke and William Don Nix, as of record in Book 4153, page 183,

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 DON 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. 351 on the Map of Sunrise Heights' Second Addition, as of record in Book 421, page 46.

Said Lot No. 351 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines, with the westerly margin of Calhoun Avenue, 150 feet to an alley.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Austin Wayne Duke and William Don Nix, as of recordin Book 4339, page 323.

FEB-4 72	CONV	13,123.23				
FEB-4 72	S'TAX		A*	34.06		
FEB-4 72	PG'FEE		A*	.50		
FEB-4 72	W'DEED		A*	4.00	*	38.56

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 1972 taxes, which are assumed by the Buyers.

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,
a Tennessee corporation

By: _____
Horace U. Henley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 $ 13,123.23

William D. Nix
Affiant

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

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED

FROM BUILDING CORPORATION OF AMERICA

TO WILLIAM DON NIX and wife

B 47374

IDENTIF. REFERENCE

FEB 4 9 14 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

2 Sig. Reau Folk

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, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of Building Corporation of America, a corporation, the bargainor, and that he, as such President, 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 delivering the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of January, 1972.

My commission expires: July 23, 1974. Reau E. Folk Jr.
Notary Public