BOOK 4592 PAGE 206

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Miers (NAME)	SAME (NAME)	MAP 75-4
4541 Andrew Jackson (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 28
Hermitage Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.P.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4250, page 646, Register's Office for Davidson County, Tennessee.

We, Thomas B. Nixon and wife, Fay C. Nixon

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert E. Miers and wife, Judy B. Miers

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 100.0 feet on the easterly margin of Andrew Jackson Parkway and runs back between lines measuring 154.43 feet on the northerly line and 157.94 feet on the southerly line to a dead line in the rear measuring 108.39 feet thereon.

Being the same property conveyed to Thomas B. Nixon and wife, Fay C. Nixon, by deed from Harry D. Bass and wife, Marie H. Bass, of record in Book 4440, page 896, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 29 day of February 72

Affiant R.E. Miers

My commission expires April 25 1972 (Affix Seal)

Notary Public Lee E Patton

This is improved ( ) unimproved ( ) 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

Robert E. Miers and wife, Judy B. Miers

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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Robert E. Miers and wife, Judy B. Miers, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7 *day of* February, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas B. Nixon

Fay C. Nixon

This Instrument Was Prepared By

Nancy W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Odell Bibbly Jr., a Notary Public in and for said County and State, Thomas B. Nixon and wife, Fay C. Nixon the within named 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 25th day of February, 19 72

Odell Bibbly Jr. Notary Public

Commission expires 8/5/72

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 _____

APR 13 72 CONV 23,000.00
APR 13 72 S TAX A* 59.80
APR 13 72 PR FEE A* .50
APR 13 72 MTGD A* 40.00 * 60.30

WARRANTY DEED
FROM
THOMAS B. NIXON, ET UX
TO
ROBERT E. MIERS, ET UX

B 55665

IDENTIF. REFERENCE

APR 13 1 29 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

PEDIGO & SAINDON