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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jerry M. Nix	Guaranty Mortgage Company	
(NAME) 2154 Sanborn Drive	(NAME) 311 7th Avenue North	95-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	106.00
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We:

SEP 11 72	CONV	17,600.00			
SEP 11 72	S TAX		A*	45.76	
SEP 11 72	PR FEE		A*	.50	
SEP 11 72	W DEED		A*	4.00	* 50.26

OLEN HILLIEAN BRUMMITT AND WIFE, JUNE M. BRUMMITT

have bargained and sold, and by these presents do transfer and convey unto the said JERRY M. NIX AND WIFE, BARBARA JEANNE NIX

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Elm Hill Acres Subdivision, Section 3, as of record in Book 2330, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 100 feet on the easterly side of Sanborn Drive and runs back between parallel lines 300 feet to a dead line measuring 100 feet.

Being property conveyed to Olen Hilliean Brummitt and wife, June M. Brummitt by deed from George W. Hendrix and wife, Norene S. Hendrix of record in Book 4450, page 610, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2154 Sanborn Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 1st day of September, 19 72.

Olen Hilliean Brummitt — June M. Brummitt

OLEN HILLIEAN BRUMMITT — JUNE M. BRUMMITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, KEN BALLEW, a Notary Public in and for said County and State, the within named OLEN HILLIEAN BRUMMITT AND WIFE, JUNE M. BRUMMITT

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 1st day of September, 19 72

My commission expires May 5, 1976 Notary Public Ken Ballew

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jerry M. Nix

Sworn to and subscribed before me this 1st day of September, 19 72

My commission expires May 5, 1976 Notary Public Ken Ballew

This instrument was prepared by:
C.H.Briley,Jr ,Atty. - Tennessee Title Company - P. O. Box 2645, Nashville, Tennessee
Name Address

WARRANTY DEED

FROM OLEN HILLIEAN BRUMMITT AND WIFE,

TO JUNE M. BRUMMITT

JERRY M. NIX AND WIFE,

BARBARA JEANNE NIX

B 75475

IDENTIF. REFERENCE

SEP 11 3 45 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

W-22852