This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4640 PAGE 240

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John A. Nix, et ux (NAME)	New Owner (NAME)	Map 119-4
725 Woodmere Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 104
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	paid

FOR AND IN CONSIDERATION of the sum of

-----Eighteen Thousand ($18,000.00) and no/100---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS L. RHOTEN, and wife, WILMA H. RHOTEN

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

JOHN A. NIX and wife, LINDA A. NIX, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being Lot No. 39 on the Map of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for said county, and as amended by instrument of record in Book 1972, page 114, said Register's Office.

Said Lot No. 39 fronts 110 ft. on the westerly side of Woodmere Drive and runs back between lines measuring 275.1 ft.on the northerly side and 250 ft. on the southerly line, to a dead line in the rear, measuring 112.6 ft. thereon.

Being the same property conveyed to Thomas L. Rhoten and wife, Wilma H. Rhoten, by deed from Lane Lewis and wife, Juanita W. Lewis, of record in Book 4033, page 376, Register's office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 18 day of Sept. 19 72

Affiant

My commission expires: Aug 11 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 725 Woodmere Drive, Nashville, Tennessee (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

John A. Nix and wife, Linda A. Nix, 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*

John A. Nix and wife, Linda A. Nix, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 18 day of Sept., 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Rhoten

Wilma H. Rhoten

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Rhoten and Wilma H. Rhoten 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 15 day of Sept. 19 72.

M. C. Smith Notary Public

Commission expires Aug 11 1975

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.....

SEP 25 72 CONV 18,000.00
SEP 25 72 S'TAX A* 46.80
SEP 25 72 PW'FEE A* .50
SEP 25 72 W'DEED A* 4.00 * 51.30

B 7 7 2 0 6

IDENTIF. REFERENCE

SEP 25 9 59 AM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Thomas L. Rhoten, et ux

TO
John A. Nix, et ux

Jo A. Nix
P. O. Box 623
Nashville, Tennessee 37202

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE