This Form furnished by Attorneys Title Company, Inc.

BOOK 4671 PAGE 422

Form No. WD-2

FROM

Landon B. Osborne Et Ux

TO

William F. Nixon Et Ux

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Nixon (NAME)	Guaranty Mortgage Company (NAME)	
322 Pullen Avenue (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue, North (STREET ADDRESS)	71-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	176

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JAN 11 1 48 PM '73

REGISTER DAVIDSON COUNTY, TENN.

390806

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$12,500.00
Affidnt

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 73

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of --------TEN AND NO/100----------

----------($10.00)----------DOLLARS cash in hand paid by WILLIAM F. NIXON and wife, MARY L. NIXON and other good and valuable considerations, receipt of which is hereby acknowleged,

LANDON B. OSBORNE and wife, OPIE L. OSBORNE

have bargained and sold, and by these presents do transfer and convey unto the said

WILLIAM F. NIXON and wife, MARY L. NIXON

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being the westerly 50 feet of Lot No. 38 on the Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County.

SAID part of said lot fronts 50 feet on the south side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Landon B. Osborne and wife, Opie L. Osborne, by deed from clifford Lee McCollum and wife, as of record in Book 2437, page 459, said Register's Office.

12,500.00

JAN 11 RS STAX A* 32.50
JAN 11 RP PR FEE A* .50
JAN 11 R WDEED A* 4.00 * 37.00

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This is unimproved (X) improved ( ) property, known as 322 Pullen Avenue (House Number) (Street) P. O. Address: Nashville (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM F. NIXON and wife, MARY L. NIXON their heirs and assigns, forever.

And we do covenant with the said WILLIAM F. NIXON and wife, MARY L. NIXON 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., except as of record.

And we, Landon B. Osborne and wife, Opie L. Osborne do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William F. Nixon and wife, Mary L. Nixon, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 9th day of January, 1973

Landon B. Osborne
LANDON B. OSBORNE

Opie L. Osborne
OPIE L. OSBORNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Landon B. Osborne and wife, Opie L. Osborne

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 9th day of January, 19 73

..... Notary Public

Commission expires 5-12-74

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 .....