BOOK 4728 PAGE 560

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Nixon (NAME)	Same (NAME)	
1571 Sevier Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	94-1 406 PW
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, A. T. McDonald and wife, Mildred McDonald

have this day bargained and sold, and do hereby transfer and convey unto the said Charles D. Nixon

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the map of Shelby Village number two as of record in Book 1835, page 48, Register's Office for said county.

Said Lot No. 94 fronts 39.4 feet on the southerly side of Sevier Court, as measured around a slight curve and runs back between lines 176 feet on the east line and 138.9 feet on the west line to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to A. T. McDonald and wife, Mildred McDonald by deed from Bobby Joe Hawkins and wife, Louise Hawkins of record in Book 2702, page 569, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2015, page 639 and easements of record in Book 1835, page 48 said Register's Office apply to the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 16th day of July 19 73

Affiant

My Commission expires: (Affix Seal)

Notary Public

This is { unimproved / improved } 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 Charles D. Nixon his (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 Charles D. Nixon his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of July, 19 73 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A. T. McDonald

Mildred McDonald

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. W. Robbins, a Notary Public in and for said County and State, A. T. McDonald and wife, Mildred McDonald

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 16 day of July, 19 73.

W. W. Robbins Notary Public

Commission expires 11-9-76

W. W. ROBBINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

JUL 17 75 CONV *9,000.00
JUL 17 75 S TAX A* 23.40
JUL 17 75 PR FEE A* .50
JUL 17 75 W DEED A* 4.00 * 27.90

WARRANTY DEED

FROM A. T. McDonald, et ux

TO Charles D. Nixon

THIS INSTRUMENT WAS PREPARED BY: A. Norris Jenkins, Attorney 15th Floor, Third National Bank Bldg. Nashville, TN 37219

C 15590

IDENTIF. REFERENCE

JUL 17 1 38 PM '73

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE