C 17962

BOOK 4733 PAGE 665

FORM NO. WD-1

IDENTIF. REFERENCE

AUG 2 3 47 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Robert A. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 1973.

Steven E. Turner
Notary Public

MY COMMISSION EXPIRES: Nov. 2, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John C. Tune, Attorney, 1406 Nashville Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. NIXON and wife (NAME)	Same (NAME)	
10 Peach Blossom Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-13
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BB Pd

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HAROLD J. CASTNER and wife, ANNE H. CASTNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. NIXON and wife, ANNE H. NIXON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 10 on the Plan of a Revised Plat of Peach Blossom Square, as of record in Book 3842, page 250, Register's Office for Davidson County, Tennessee.

BEGINNING on the north margin of Peach Blossom Square at the corner of Lots 8 and 10; thence with a slight curve, westerly 34.68 feet to a monument; thence north 36° 35' west 43.20 feet to a monument; continuing north 7° 51' east 107.62 feet to a monument; thence along the rear of Lot No. 10, south 82° 15' east 55.59 feet to the corner of Lots Nos. 8 and 10; thence with the line between said lots, south 5° 15' west 125.16 feet to the beginning.

BEING the same real property conveyed to Harold J. Castner and wife, Anne H. Castner, by deed from Fort Realty Company, a Tennessee Corporation, as of record in Book 4321, page 685, said Register's Office.

THIS CONVEYANCE is made subject to restrictions of record in Book 4281, page 942, said Register's Office and to the Plan of record in Book 3842, page 250, said Register's Office, which shows an owner's certificate, a 30 foot setback line from Peach Blossom Square, and a 10 foot easement for utilities and drainage along the rear, the abandonment of which was approved by resolution of Metro Planning Commission No. 69-291, a copy of which is of record in Book 4375, page 6, said Register's Office.

This is unimproved ( ) improved (X) property, known as 10 (House Number) Peach Blossom Square (Street) Nashville (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 1st day of August, 1973

Harold J. Castner
HAROLD J. CASTNER

Anne H. Castner
ANNE H. CASTNER

BOOK 4733 PAGE 666

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Steven C. Cavner, a Notary Public in and for said County and State, the within named HAROLD J. CASTNER and ANNE H. CASTNER

the bargainor S, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of August 19 73

Commission expires Nov. 12 1974

Steven C. Cavner
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office CONV 82,500.00 on this the _____ day of _____

My commission expires _____

AUG-2 TAX A* 214.50
AUG-2 PRFEE A* .50
AUG-2 WDEED A* 4.00
A* 219.00

Notary Public

WARRANTY DEED

FROM
HAROLD J. CASTNER, et ux

TO
ROBERT A. NIXON, et ux

File under:
First American Bank.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.