This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

From Information furnished by Seller

WARRANTY DEED

BOOK 4800 PAGE 597

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David F. Nix, et ux (NAME)	National Mortgage Co. (NAME)	
637 Brooke Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight-Arnold Rd. (STREET ADDRESS)	162-10
Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE)	Memphis, TN 38118 (CITY) (ZONE) (STATE)	27

FOR AND IN CONSIDERATION of the sum of ----$10----

----Ten and no/100---- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust, payable to National Mortgage Company, Union Planters Bank of Memphis, Trustee, in the original amount of $31,050.00, dated June 28, 1973, payable as therein specified, of record in Book 4725, page 743, Register's Office Davidson County, Tennessee.

We, Charles L. Hankla and wife Carol A. Hankla

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

David F. Nix, and wife Judy B. Nix

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brook View Estates, Section I, as of record in Book 4460, page 103 Register's Office for said County.

Said Lot No. 27 fronts 88.80 feet on the southerly side of Brook Drive and extends back 138.07 feet on the east line and 129.56 feet on the west line, to the north margin of Benzing Road, measuring 59.02 feet thereon.

Being the same property conveyed to Charles L. Hankla and wife Carol A. Hankla, by deed from American Homes of record in Book 4725, page 741, Register's Office Davidson County, Tennessee.

This conveyence is subject to restrictive covenants of record in Book 4636, page 317, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 27 day of March 19 74

Affiant

My commission expires: 1/22/75 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 637 Brook Drive, Antioch, Tennessee 37013
(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

David F. Nix and wife Judy B. 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, except deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said David F. Nix and wife Judy B. Nix

their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27th day of March 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles L. Hankla

Carol A. Hankla

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles L. Hankla and wife Carol A. Hankla, 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 27 day of March, 19 74.

Notary Public

Commission expires 1/22/78

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 _____

MAR 28 74 CONV 36,500.00
MAR 28 74 S TAX A* 94.90
MAR 28 74 PRT FEE A* .50
MAR 28 74 W DEED A* 4.00 * 99.40

WARRANTY DEED

FROM
CHARLES L. HANKLA, ET UX

TO
DAVID F. NIX, ET UX

C 47570

IDENTIF. REFERENCE

MAR 28 2 46 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238