WARRANTY DEED

BOOK 4815 PAGE 64

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. E. Francis (NAME)	C. E. Francis (NAME)	91-11
6122 Hickory Valley Rd. (STREET ADDRESS OR ROUTE NUMBER)	6122 Hickory Valley Road (STREET ADDRESS)	265 Part
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ..... Nine Thousand Five Hundred ($9,500.00) and no/100 - - - ..... *Dollars,* cash in hand paid by C. E. Francis and wife Fannie J. Francis, the receipt of which is hereby acknowledged.

I, Nellie K. Hixon

have this day bargained and sold, and do hereby transfer and convey unto the said C. E. Francis and wife Fannie J. Francis

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

Being lots No. 910, 912 and 914 of Block No. 122, Plan No. 1 West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.

Said lots join and front each 25 feet on the south side of Georgia Avenue and extend back southerly between parallel lines 150 feet to an alley.

Being the same property conveyed to Nellie K. Nixon by deed from Annie Kirkpatrick of record in book 876, page 280, said Register's Office, the said Nellie Hixon and Nellie K. Nixon, being one and the same party.

Taxes for 1974 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $9,500.00

Subscribed and sworn to before me, this the 13th day of May 19 74

My commission expires: APRIL 17-1978 (Affix Seal)

Affiant x Nellie K. Hixon

Notary Public J. H. Watts

This is improved ( ) unimproved (X) property, known as 5005 Georgia Avenue (House Number) Nashville (Street) Tenn. 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 C. E. Francis and wife Fannie J. Francis

their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. E. Francis and wife Fannie J. Francis

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 13th *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Nellie K. Hixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, G.H. Watts Jr. *a Notary Public in and for said County and State,* Nellie K. Hixon

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 13th *day of* May *19* 74.

Commission expires APRIL 14-1978 *Notary Public*

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 .....

2:55 4631 wlgant

MAY14'74 CONV *9,500.00
MAY14'74 S'TAX A* 24.70
MAY14'74 PR'FEE A* .50
MAY14'74 W'DEED A* 4.00 * 29.20

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM
Nellie K. Hixon
TO
C. E. Francis, etux

C 5 4 1 7 4

IDENTIF. REFERENCE

MAY 14 10 23 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE