BOOK 4847 PAGE 569

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roland M. Lowell et ux	same	146-15
(NAME) 5125 Anchorage Dr.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged,

Marvin O. Nixon and wife, Bebie H. Nixon,

have this day bargained and sold, and do hereby transfer and convey unto the said Roland M. Lowell and wife, Ruby Ellon Lowell ---------- their *(successors), heirs and assigns,*

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

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 35 on the Plan of Haileywood Estates, Sec. II, of record in Book 2331, page 81, Register's Office for said County.

Said Lot No. 35 fronts 156.0 feet along a slightly curved line on the westerly side of Anchorage Drive and extends back 165.0 feet on the northerly line and 176.1 feet on the southerly line to a broken line in the rear, on which it measures a total of 230.3 feet.

Being the same property conveyed to Marvin O. Nixon and wife, Bebie H. Nixon, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3066, page 606, R.O.D.C., Tennessee.

It is understood and agreed that this property is subject to restrictions of record in Book 2481, page 390 R.O.D.C., Tennessee.

Property taxes for 1974 are to be prorated and paid by Buyer ~~when~~ due and before delinquent.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 28th day of August 1974

Affiant Ethel M. Lowell

My commission expires: 2/14/75 (Affix Seal)

Notary Public Ruth M. Carden

This is ~~unimproved~~ (X) property, known as 5125 (House Number) Anchorage Dr. (Street) Nashville, 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 Roland M. Lowell and wife, Ruby Ellon Lowell ---------- 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 for 1974 property taxes, a lien not yet due or delinquent.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roland M. Lowell and wife, Ruby Ellon Lowell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* our *this* 28th *day of* August, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bebie H. Nixon

Bebie H. Nixon

Marvin O. Nixon

Marvin O. Nixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Tom B. Sills, a Notary Public in and for said County and State, Marvin O. Nixon and wife, Bebie H. Nixon

the within named 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 26 day of Aug., 1974.

Tom B. Sills Notary Public

Commission expires 6-14-75

TOM B. SILLS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

WARRANTY DEED

FROM

Marvin O. Nixon, et ux

TO

Roland M. Lowell et ux

This Instrument Prepared By:

Buck & Baker
618 Hamilton Bank Blding.
Nashville, Tenn. 37219

C 6 9 0 4 9

IDENTIF. REFERENCE

AUG 28 11 4 AM '74

FELIX A. ... DAVIDSON ... COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

AUG 28 74 CONV 38,000.00
AUG 28 74 S'TAX A* 98.80
AUG 28 74 PR'FEE A* .50
AUG 28 74 W'DEED A* 4.00 * 103.30