THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

ATTORNEY AT LAW, NASHVILLE, TENN.

BOOK 4857 PAGE 879

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
81-7-480	William D. Nix Wayne Holly	William Don Nix 6680 Charlotte Pike Nashville, Tennessee 37209
FIELD BOOK NUMBER(S) 2W-13425	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1904 10th Avenue, North	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GERALD R. NEELY, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM DON NIX and WAYNE HOLLY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 on the Plan of the Subdivision of Lot No. 2 of the Thos. Woodard Property, as of record in Plan Book 2, page 104.

Said Lot No. 25 fronts 50 feet on the easterly margin of 10th Avenue North, formerly Maple Street and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Gerald R. Neely, by deed from Sidney O. N ely and wife, as of record in Book 2603, page 421.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1974 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of September, 1974.

Gerald R. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gerald R. Neely the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of September, 19 74.

Douglas A. Brace
Notary Public

My commission expires:
My Commission Expires April 23, 1978

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 74

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Douglas A. Brace
Notary Public

My Commission Expires April 23, 1978

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM GERALD R. NEELY

TO WILLIAM DON NIX & WAYNE HOLLY

0 7 3 8 8 0

IDENTIF. REFERENCE

OCT 4 3 35 PM '74

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TENN.

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

OCT-4-74 CONV $4,000.00
OCT-4-74 S'TAX A* 10.40
OCT-4-74 PR'FEE A* .50
OCT-4-74 RCLED A* 4.00 * 14.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public