BOOK 4865 PAGE 552

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,135.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1974

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie Harp, Jr. (NAME)	First Federal Savings & Loan (NAME)	13DA 40020
4921 Vistaview Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Map 59 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 12

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, CHARLOTTE ANN NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKIE HARP, JR. and wife, JERALDINE E. HARP

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:

LAND in Davidson County, Tennessee, being Lot No. 117 on the Plan of Buena Vista Estates, Section II, as of record in Book 3842, page 257, Register's Office for said County.

SAID Lot No. 117 fronts 80.3 feet on the westerly side of Vistaview Drive and runs back between lines 170 feet on the south line and 170.03 feet on the north line to a line in the rear measuring 76.9 feet thereon.

BEING the same property conveyed to James Thomas Nixon and wife, Charlotte Ann Nixon by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4496, page 929, said Register's Office, the interest of said James Thomas Nixon having been divested from him and vested in the said Charlotte Ann Nixon by decree of the Fourth Circuit Court of Davidson County, Tennessee, a certified copy of which is recorded in Book 4752, page 256, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of record in Book 4496, page 931, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4921 Vistaview Drive, Nashville, Tennessee
(House Number) (Street) (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 my hand this 30th day of October, 1974

Charlotte Ann Nixon
Charlotte Ann Nixon

STATE OF TENNESSEE
Davidson County

BOOK 4865 PAGE 553

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte Ann Nixon

the 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 30th day of October 1974

Commission expires 8-5-77

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 at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

MS

WARRANTY DEED

FROM
CHARLOTTE ANN NIXON

TO
FRANKIE HARP, JR. ET UX

C 76997

IDENTIF. REFERENCE

Nov 4 12 01 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV-4-74	CONV	24,435.72			
NOV-4-74	S'TAX		A*	63.44	
NOV-4-74	PR'FEE		A*	.50	
NOV-4-74	W'DEED		A*	4.00	* 67.94

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & [illegible]
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
[illegible]NVILLE, TENNESSEE 37201

Law 1 Box 8