THIS INSTRUMENT

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-140	Mr/Mrs James T. Newman s ame as below	New Owners BOOK 4883 PAGE 414
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-1205	5200 Dakota Avenue	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 all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated January 2, 1975, in the original principal sum of $6,750.00, payable to Harry Diamond and wife, Ida Diamond, in monthly installments of $73.07, including interest as set forth in said note, and being secured by a Vendor's Lien retained in the deed of record in Book 4880, page 675,

WILLIAM DON NIX and wife, ALICE RUTH NIX hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES T. NEWMAN and wife, DOROTHY K. NEWMAN

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 the easterly 60 feet of the southerly 150 feet of Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18.

Said part of Block No. 15 fronts 60 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue North, and runs back between parallel lines, with the westerly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to William Don Nix and wife, Alice Ruth Nix, by deed from Harry Diamond and wife, as of record in Book 4880, page 657.

JAN24'75	CONV	*9,500.00			
JAN24'75	S'TAX		A*	24.70	
JAN24'75	PR'FEE		A*	.50	
JAN24'75	W'DEED		A*	4.00	* 29.20

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 as shown above and 1975 taxes, a lien but not yet due and payable which Buyers agree to pay.

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 21st day of January, 1975.

William Don Nix
William Don Nix

Alice Ruth Nix
Alice Ruth Nix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4883 PAGE 415

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

William Don Nix and wife, Alice Ruth Nix

the 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, the 21st day of January, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

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

$ 9,500.00

James T. Newman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 1975

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

C 85267

IDENTIF. REFERENCE

JAN 24 8 19 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM DON NIX AND WIFE

TO

JAMES T. NEWMAN AND WIFE

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

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