This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

mail to

WARRANTY DEED

BOOK 4911 PAGE 43

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David F. Nix, et ux (NAME)	Lomas & Nettleton Mtg. Co. (NAME)	
921 Drummond Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	119-16
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA 23451 (CITY) (ZONE) (STATE)	48 Pcl

FOR AND IN CONSIDERATION of the sum of ------$10------

-----Ten and no/100---- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4408, page 845, Register's Office Davidson County, Tennessee to secure United Mortgagee Servicing Corp. on the payment of a note in the original amount of $17,100.00 dated April 3, 1970, payable as therein specified, George I. Wilson, Trustee. Said note and deed of trust has been assigned to People's Savings Bank of Yonkers, New York, of record in Book 4419, page 450, Register's Office Davidson County, Tennessee.

We, Ezra B. Davidson and wife Gladys Davidson *have this day bargained and sold, and do hereby transfer and convey unto the said*

David F. Nix and wife Judy B. Nix

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 144, on the Map of Battlewood, Section 2, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 144, fronts 114.95 feet on the westerly side of Drummond Drive and extends back between lines, 219.7 feet on the northerly line and 201 feet on the southerly line, to a dead line in the rear, measuring 96 feet thereon.

Being the same property conveyed to Ezra B. Davidson and wife Gladys Davidson by deed from James H. Beazley, Jr., and wife Mary Lou J. Beazley of record in Book 4408, page 843, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,881.80

Subscribed and sworn to before me, this the 7th day of May 1975

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 921 Drummond Drive, Nashville, Tennessee 37211 (House Number) (Street) 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

David F. Nix and wife Judy B. Nix

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 deed of trust assumed above.

We, *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David F. Nix and wife Judy B. Nix their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S. *this* 7th *day of* May, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ezra B Davidson

Gladys Davidson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ezra B. Davidson and wife Gladys Davidson

the within named bargainors, 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, this 7th day of May, 1975.

Commission expires 2/3/79

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.....

MAY-8[75] CONV 24,881.80
MAY-8[75] S'TAX A* 64.74
MAY-8[75] PR'FEE A* .50
MAY-8[75] W'DEED A* 4.00 * 69.24

C 97554

IDENTIF. REFERENCE

MAY 8 2 56 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

EZRA B. DAVIDSON, ET UX.

TO

DAVID F. NIX, ET UX

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238