WARRANTY DEED

BOOK 4922 PAGE 27

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Niles S. Nimmo, et ux	Fidelity Federal Savings & Loan	Map 52-8
(NAME)	(NAME)	Par 32
1221 Shawnee Road	226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

*************TEN and NO/100 ($10.00)************* *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, W. W. Cox,

have this day bargained and sold, and do hereby transfer and convey unto the said Niles S. Nimmo and wife, Mary Jane Nimmo, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Sequoia Valley, Section I, as of record in Book 3700, Page 81, Register's Office for said County.

Said Lot No. 46 fronts 97.5 feet on the northeasterly margin of Shawnee Road and extends back 132.7 feet on the northwesterly line and 149.6 feet on the southeasterly line, to a line in the rear on which it measures 94.2 feet.

Being the same property conveyed to W. W. Cox by deed from Johnny C. Sewell and wife, Sue Sewell, of record in Book ____, Page_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4047, Page 887, Register's Office for said County, and as shown on the Plan of record in Book 3700, Page 81, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,500.00

Subscribed and sworn to before me, this the 19 day of May, 1975

Affiant

My commission expires: 12.12.76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1221 Shawnee Road, Madison, Tennessee (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 Niles S. Nimmo and wife, Mary Jane Nimmo, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Niles S. Nimmo and wife, Mary Jane Nimmo, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19 *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. W. Cox

W. W. COX

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Josephine V. Hill-Haggerty, a Notary Public in and for said County and State, W. W. Cox, the within named bargainor, 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 19th day of May, 1975.

Josephine V. Hill-Haggerty
Notary Public

Commission expires 8-23-76

JOSEPHINE S. McGAUGHEY 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.....

WARRANTY DEED

FROM

W. W. COX

TO

NILES S. NIMMO AND WIFE,
MARY JANE NIMMO

This instrument prepared by:
R. PRICE NIMMO
Attorney at Law
308 Cavalier Building
95 White Bridge Road
Nashville, Tennessee 37205
356-1580

JUN 13 75	CONV	37,500.00			
JUN 13 75	S'TAX		A*	97.50	
JUN 13 75	PR'FEE		A*	.50	
JUN 13 75	W'DEED		A*	4.00	* 102.00

D02680

IDENTIF. REFERENCE

JUN 19 11 31 AM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238