THIS INSTRUMENT PREPARED BY:

BOOK 4956 PAGE 899

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
133-5-11-12	Mr/Mrs. Robert H. Sullivan	Kinbro Kavanaugh Parkway Towers Building Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DA-38051	516-518 Veritas Street	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 DOALLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the 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 August 6, 1957, in the original principal sum of $5,225.00, payable to Veterans Administration, under the terms and conditions as setforth therein, with interest as set forth therein, and being secured by a deed of trust executed by Charley Monroe Bly and wife, to G. R. Norfleet, Trustee, of record in Book 4600, page 908; and of the assumption of, and agreement by the grantees to pay the principal balance now due, plus future interest on a certain note dated May 8, 1972, in the original principal sum of $12,000.00, payable to Commerce Union Bank under the terms and conditions as setforth therein, with interest as set forth therein, and being secured by a deed of trust executed by William Don Nix and wife, to William N. Dearborn, Trustee, of record in Book 4600, page 908, said Register's Office; we,
WILLIAM DON NIX and wife, ALICE C. NIX,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT H. SULLIVAN, and wife, EDITH O. SULLIVAN,

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 Lots Nos. 353 and 351 on the Map of Sunrise Heights, Second Addition, as of record in Book 421, page 46.

Said Lot No. 353 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines, 150 feet to an alley.

Said Lot No. 351 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines, with the westerly margin of Calhoun Avenue, 150 feet to an alley.

Being the same property conveyed to William D. Nix, and wife, Alice C. Nix, as of record in Book 4574, page 171, and to William Don Nix and wife, Alice C. Nix, as of record in Book 4574, page 180.

The said William Don Nix being one and the same person as William D. Nix.

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 1975 taxes which Grantees agree to pay, and as hereinbefore stated.

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 25th day of September 1975.

William Don Nix
WILLIAM DON NIX

Alice C. Nix
ALICE C. NIX

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Don Nix and wife, Alice C. 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 25th day of September, 1975.

My commission expires: 7-27-77

Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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
$21,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 75

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

DBH:jpr

WARRANTY DEED

FROM

WILLIAM DON NIX AND WIFE,

ALICE C. NIX

TO

ROBERT H. SULLIVAN & WIFE,

EDITH O. SULLIVAN

D 17771

IDENTIF. REFERENCE

SEP 30 8 31 AM '75

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ SEP 30 IP CONV 21,500.00 a Notary Public in and for the State and County aforesaid, personally appeared _____ SEP 30 IN STAX _____ and A 55.90 _____, with whom I am personally acquainted, and who upon oath acknowledged _____ SEP 30 IN PRTFEE A .50 _____ to be the _____ and _____ SEP 30 IN WDEED _____, respectively, of A 4.00 * 60.40 _____, 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