ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
James Ealton Humphrey, et ux	New Owners	Map 43-10-22
(NAME) 216 Nix Drive	(NAME) Same	Par. 11D-62145
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Two Hundred Fifty ----------
----------($13,250.00)---------- DOLLARS
cash in hand paid, receipt of which is hereby acknowledged;

JAN22'76	CONV	13,250.00			
JAN22'76	S'TAX		B*	34.32	
JAN22'76	PR'FEE		B*	.50	
JAN22'76	W'DEED		B*	4.00	
JAN22'76	MISC		B*	.20	* 39.02

We, Mary Regan Green and husband, Robert A. Green,
have bargained and sold, and by these presents do transfer and convey unto the said
James Ealton Humphrey and wife, Sarah B. Humphrey,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 25 on an unrecorded plan of Tract 14 of the Anderson Land in the 11th Civil District, described according to a survey by Hickerson & Smith, Engineers, dated February 16, 1965, as follows:

BEGINNING at an iron pin 104.1 feet from a monument at the intersection of Nix Drive and Roosevelt Drive; thence south 88° 52' east 175 feet to an iron pin; thence south 1° 00' west 125 feet to an iron pin; thence north 88° 52' west 175 feet to an iron pin at the easterly margin of Nix Drive; thence north 1° with the said margin of Nix Drive, 125 feet to the point of beginning.

BEING part of the property conveyed to Mary Regan Green, by deed from Clarence R. Hesson, Jr. and wife, Jessie Ruth Hesson, of record in Book 4824, Page 969, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 10-foot easement for public utilities along the easterly line of premises, a 30-foot building setback line from Nix Drive and conditions of owners certificate as shown on a survey made by Harvey Gee, Surveyor, December 29, 1947, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results then established by restrictions on property; 1976 taxes pro-rated and assumed by purchasers.

unimproved ( )
This is improved ( ) property, known as 216 Nix Drive Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 22nd day of January, 19 76.

Mary Regan Green

Robert A. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4990 PAGE 736

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Regan Green and Robert A. Green

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 22nd day of January, 19 76.

My commission expires 5-24-78 Notary Public Maria V. McLeod

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 13250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

D E. Mallonee

Sworn to and subscribed before me
this 22nd day of January, 19 76.

My ~~commission expires~~ Notary ~~Public~~ J. H. Wood
Dep Register

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

MARY REGAN GREEN, ET AL

TO

JAMES EALTON HUMPHREY, ET UX

709 Dupont Ave
Madison Tenn
37115

THIS INSTRUMENT WAS PREPARED BY
JACOBS H. DOYLE, ATTORNEY
428 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

D 33155
D33155

IDENTIFICATION REFERENCE

JAN 22 10 H '76

FELIX Z. W... REGISTER
DAVIDSON COUNTY, TENN.