BOOK 4993 PAGE 471

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JERRY M. NIX ET UX,

BARBARA JEANNE NIX

TO

JAMES S. KING ET UX,

ALYCE F. KING

Mail For draftsman's use

THIS INSTRUMENT PREPARED BY:

John G. Doak, Atty.
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES S. KING ET UX, (NAME)	FIRST FED. S. & L. ASSOC. (NAME)	Map 95-14
2154 Sanborn Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Ave. N. (STREET ADDRESS)	Par. 106
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	3D35140 MO

D34473

(FOR REGISTER'S USE)

FEB 2 1 34 PM '76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 24716.08 X James S. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1976.

Helen A. Jenkins
Notary Public

MY COMMISSION EXPIRES: 5-20-79

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated 1 September, 1972 of record in Book 4636, page 467, Register's Office for Davidson County, Tennessee in the original principal amount of $17,600.00.

We, Jerry M. Nix and wife, Barbara Jeanne Nix have bargained and sold, and by these presents do transfer and convey unto the said James S. King and wife, Alyce F. King heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 213, Plan of Elm Hill Acres Section 3 as of record in Book 2330, page 77, Register's Office for Davidson County, Tennessee.

SAID Lot 213 fronts 100 ft. on the easterly side of Sanborn Drive and runs back between parallel lines 300 ft. to a 100 ft. dead line. Included herein but hereby expressly excluded from this conveyance is the 1909 sq. ft. conveyed to Metro by deed of record in Book 3916, page 490, as follows: Beginning at the common rear corner of Lots 212 and 213; thence S 17°03' 14" west 107 ft. on the line between lots 213 and 216; thence easterly along said line 38.2 ft. to a poin; thence northerly along the rear line of Lot 213 100 ft. to the point of beginning.

BEING the same property conveyed to Jerry M. Nix and wife, Barbara Jeanne Nix by deed from Olen Hillean Brummitt and wife, June M. Brummitt of record in Book 4636, page 465, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantees the funds held in escrow by First Fed. S. & L. Assoc. and do hereby authorize First Fed. S. & L. Assoc. to transfer the existing insurance on the premises to grantees.

BOOK 4993 PAGE 472

WD-2

This is unimproved / improved (x) property, known as 2154 Sanborn Dr. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of January, 19 76

X Jerry M. Nix
JERRY M. NIX

X Barbara Jeanne Nix
BARBARA JEANNE NIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry M. Nix and wife, Barbara Jeanne Nix

the 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, Tennessee, this 29th day of Jan., 19 76

Helen L. Jenkins, Notary Public

JENKINS * NOTARY PUBLIC * TENN. * DAVIDSON COUNTY

Commission expires 5-20-79.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared CONV 24.716.08
FEB-2 S'TAX B* 64.48
with whom I am personally acquainted, and who, upon oath, acknowledged FEB-2 PRFEE B* .50 self to be
of the FEB-2 W'DEED B* 4.00 * 68.98,
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 .