This Form furnished by Attorneys Title Company, Inc.

BOOK 4999 PAGE 695

Form No. WD-2

FROM Robert C. Nixon Et Ux

TO Byron G. Ludwig Et Ux

RETURN TO CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

For draftsman's use
This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron G. Ludwig (NAME)	SAME (NAME)	61-6
4117 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	123
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

D37420

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

FEB 25 12 18 PM '76

FELIX A. REGISTER, REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 34,950.00 *Blanche Mildred Ludwig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 76

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by BYRON G. LUDWIG and wife, BLANCHE MILDRED LUDWIG, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Byron G. Ludwig and wife, Blanche Mildred Ludwig to assume and agree to pay the balance of a loand to Christine White Filson, in the originial principal amount of $17,000.00, secured by Vendor's Lien of record in Book 4571, Page 229, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

ROBERT C. NIXON and wife, LAURA DEAN NIXON

have bargained and sold, and by these presents do transfer and convey unto the said

BYRON G. LUDWIG and wife, BLANCHE MILDRED LUDWIG

their 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. 52 and nor erly 25 feet of Lot No. 53 on the Plan of Maplewood Heights Subdivision of record in Book 547, Pages 77 and 78, Register's Office for said County.

SAID Lot and part of lot front together 125 feet on the westerly side of Saunders Avenue and run back between parallel lines 300 feet.

BEING the same property conveyed to Robert C. Nixon and wife, Laura Dean Nixon by deed from Christine White Filson of record in Book 4571, Page 229, Register's Office for Davidson County, Tennessee.

2-25-76

Co. 34,950.00
St 90.74
D. Fee 50
Rec'd. 4.00

95.24

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This is unimproved ( ) improved (X) property, known as 4117 Saunders Avenue (House Number) (Street) Nashville 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 BYRON G. LUDWIG and wife, BLANCHE MILDRED LUDWIG their heirs and assigns, forever.

And we do covenant with the said BYRON G. LUDWIG and wife, BLANCHE MILDRED LUDWIG 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 except as of record.

And we, Robert C. Nixon and wife, Laura Dean Nixon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said BYRON G. LUDWIG and wife, BLANCHE MILDRED LUDWIG, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of February, 19 76

Robert C Nixon
ROBERT C. NIXON

Laura Dean Nixon
LAURA DEAN NIXON

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 Robert C. Nixon and wife, Laura Dean Nixon 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 24th day of February, 19 76

P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public.

Commission expires 1-31-78

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