THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law, Suite 108, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail to BOOK 5024 PAGE 496

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WAYNE HOLLY	same	
(NAME) 3825 Dickerson Rd	" (NAME)	81-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37207	" (STREET ADDRESS)	480
(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, receipt of which is hereby acknowledged

WILLIAM DON NIX AND WIFE, ALICE C. NIX

have this day bargained and sold, and do hereby transfer and convey unto the said WAYNE HOLLY

his *(successors), heirs and assigns,* all of their right, title and interest, being a one-half undivided interest, in and to certain real estate in Davidson County, Tennessee described as follows:

Being Lot No. 25 on the Plan of the Subdivision of Lot No. 2 of the Thos. Woodard Property, as of record in Plan Book 2, page 104.

Said Lot No. 25 fronts 50 feet on the easterly margin of 10th Avenue North, formerly Maple Street and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to William D. Nix and Wayne Holly by deed from Gerald R. Neely, as of record in Book 4857, page 879 Register's Office for Davidson County, Tennessee.

Alice C. Nix joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, past, present or future.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 27th day of April 19 76

Affiant Carolyn Mahoney

My commission expires 8-3-77 (Affix Seal)

Notary Public Ruby Jane Brooks

This is improved ( ) unimproved ( ) property, known as ..... (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 GRANTEE his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* April, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x William Don Nix

Alice C. Nix

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* WILLIAM DON NIX AND WIFE, ALICE C. NIX

the within named 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 Madison *Tennessee, this* 27th *day of* April, *19* 76.

Ruby Jane Brown *Notary Public*

Commission expires 8/3/77

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, exccuted 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
WILLIAM DON NIX AND WIFE, ALICE C. NIX

TO
WAYNE HOLLY

MAY12'76 CONV *2,000.00
MAY12'76 S'TAX B* 5.20
MAY12'76 PR'FEE B* .50
MAY12'76 W'DEED B* 4.00 * 9.70

D 48835

IDENTICAL REFERENCE

MAY 12 1 54 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115