5039 714

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Harold Nixon, et ux (NAME)	First Federal Savings & Loan (NAME)	18-3-29
409 Isaac Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	
Goodlettsville, Tenn. 37072 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 are hereby acknowledged,

JUN 24 CONV 30,000.00
JUN 24 S'TAX B* 78.00
JUN 24 PR'FEE B* .50
JUN 24 W'DEED B* 4.00 * 82.50

JONES HOMES, INC.

have bargained and sold, and by these presents do transfer and convey unto the said Harold Nixon and wife, Donna B. Nixon

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. 81 on the Plan of Connell Estates, Section III, of record in Book 3600, page 31, Register's Office for said County.

Said Lot No. 81 fronts 120 feet on the northerly margin of Isaac Drive and runs back 343.2 feet on the easterly line and 337.1 feet on the westerly line to a dead line in the rear on which it measures 120.16 feet.

Being part of the same property conveyed to Jones Homes, Inc. by deed from Aero Southern, Inc., of record in Book 5003, page 919, Register's Office for said County.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 409 (House Number) Isaac Drive (Street)
Goodlettsville, Tennessee 37072
(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 23rd day of June, 19 76.

JONES HOMES, INC.,

By: Ralph L. Jones, V.P.

Ralph L. Jones, Jr., Vice President

BOOK 5038 PAGE 715

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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 _____ day of _____, 19___.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph L. Jones, Jr., and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be V. President and _____ respectively of the JONES HOMES, INC., the within named bargainor, a corporation, and that he as such V. President 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 Ralph L. Jones, Jr. as such Vice President and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of June, 19 76.

Donna H. Sander Notary Public

Commission expires 11-13-1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold Nixon

Sworn to and subscribed before me
this 23rd day of June, 19 76.

My commission expires 11-13-1979 Notary Public Donna H. Sander

DONNA H. SANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by
STEPHENSON AND LACKEY
Name First Federal Building Address
Nashville, Tennessee 37219

WARRANTY DEED

FROM JONES HOMES, INC.

TO HAROLD NIXON AND WIFE, DONNA B. NIXON

D 55311

IDENTIFICATION REFERENCE

JUN 24 2 33 PM '76

REGISTER

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

E 20.12 Fed