FORM NO. WD-1

BOOK 5083 PAGE 728

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

James Thaddeus Quarles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1976

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thaddeus Quarles, et ux	First & Mid-South Mortgage Co.	Map 147-5
(NAME)	(NAME)	
4911 Salem Drive	P. O. Box 2568	Par 159
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee - 37219	6DU-29520
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREW AKIN NIXON and wife, DOROTHY Y. NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES THADDEUS QUARLES and wife, CLETA ANGENETTE QUARLES

HEREINAFTER CALLED THE GRANTEES, 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. 516 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 516 fronts 90 feet on the southwesterly side of Salem Drive and runs back between parallel lines 200 feet to a dead line.

BEING all the same property conveyed to Andrew Akin Nixon and wife, Mary Elizabeth Nixon, by deed from Bruce Batson and wife, Cathrin P. Batson, of record in Book 2392, page 332, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 2332, page 92, and limitations contained on the Plan of record in Book 2331, pages 1 and 2, all in the Register's Office for Davidson County, Tennessee.

The beforementioned Mary Elizabeth Nixon having since died and the said Doroty Y. Nixon wife of the said Andrew Akin Nixon does hereby join in this conveyance to grant and convey all right, title, and interest in and to the above described property, including homestead, to the beforementioned Grantees.

This is ( ) unimproved (XX) improved property, known as 4911 Salem Drive, Nashville, Tennessee - 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 27th day of October, 19 76

Andrew Akin Nixon

Andrew Akin Nixon

Dorothy Y. Nixon

DOROTHY Y. NIXON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Akin Nixon and wife, Dorothy Y. 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 27th day of October 19 76

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

D 75102

IDENTIF. REFERENCE

NOV 1 1 32 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM ANDREW AKIN NIXON, ET UX

TO JAMES THADDEUS QUARLES, ET UX

CONV	37,000.00			
S'TAX		B*	96.20	
PR'FEE		B*	.50	
W'DEED		B*	4.00	* 100.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

MGGjr