BOOK 5088 PAGE 612

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,850.00 William H. Nix III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 76

Notary Public

MY COMMISSION EXPIRES: 6

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
HAROLD REEVES, ATTORNEY, 311 Plus Park Blvd., #218, Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Nix, III (NAME)	Realty Mortgage, Inc. (NAME)	2D 42604
2512 Sleepy Hollow Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N. E. (STREET ADDRESS)	Map 149-3
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 17

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, Rudy A. Pavia et ux Jessie D. Pavia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Nix, III et ux Diane Nix

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:

BEING Lot No. 413 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700 Pages 15 and 16, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Rudy A. Pavia et ux Jessie D. Pavia by deed from William A. King et ux Joann King of record in Book 4712, Page 770, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a 10 foot public utilities and drainage easement, a 2.5 foot by 25 foot anchor easement and a 30 foot minimum building setback line; all of record in Book 3700, Pages 15 & 16, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 3908, Page 161, Register's Office, for said County.

THIS conveyance is subject to any and all restrictions and easements found of record in the Register"s Office for said County.

This is improved (XX) unimproved ( ) property, known as 2512 Sleepy Hollow Drive, Nashville, Tennessee 37217
(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 13th day of November, 19 76

Rudy A. Pavia

Jessie D. Pavia

STATE OF TENNESSEE
Davidson County

BOOK 5088 PAGE 613

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudy A. Pavia et ux Jessie D. Pavia

the 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 Nashville, Tennessee, this 13th day of November 19 76.

Commission expires 5-16-77

Pauline Rowland
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

WARRANTY DEED

FROM
Rudy A. Pavia

TO
William H. Nix, III

D 77435

IDENTIFICATION REFERENCE

Nov 17 11 57 AM '76

	CONV	41,850.00		
	S'TAX		6*	108.6
	FEE/FEE		6*	.50
	DEED		6*	4.00 * 113.18

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.