BOOK 5095 PAGE 428

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin A. Cammuse, et ux	Same	
Gladace Cammuse	(NAME)	
303-1/2 Ensley Ave	Same	44-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138	Same	115-116
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)----------

---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I,

D80574

IDENTIF. REFERENCE

Dec 10 9 24 AM '76

REGISTER DAVIDSON COUNTY, TENN.

DEC 10 76	CONV	10,000.00			
DEC 10 76	S'TAX		B*	36.40	
DEC 10 76	PR'FEE		B*	.50	
DEC 10 76	W'DEED		B*	6.00	* 42.90

Annie B. Nixon, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Calvin A. Cammuse and wife, Gladace Cammuse, 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 Lots Nos. 71 and 72 on the Map of a part of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said Lots Nos. 71 and 72 front together 100 feet on the northwesterly side of Ensley, formerly Davis Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Annie B. Nixon, by deed from Pansilee B. Stark of record in Book 2484, page 235, Register's Office for said County.

This conveyance is made subject to easement granted City of Nashville by Pansilee B. Stark, of record in Book 2100, page 608, Register's Office for Davidson County, Tennessee, to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 20th day of Nov. 19 76

Calvin A. Cammuse
Affiant

My commission expires: 1-29-78
(Affix Seal)

A. Y. Brewer
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 303-1/2 (House Number) Ensley (Street) P. O. Address: Old Hickory (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Calvin A. Cammuse and wife, Gladace V. Cammuse, their *heirs and assigns, forever.*

And I *do covenant with the said* Calvin A. Cammuse and wife, Gladace V. Cammuse *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Annie B. Nixon,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Calvin A. Cammuse and wife, Gladace V. Cammuse, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* November, *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 Annie B. Nixon
Annie B. Nixon

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marie W. Butterworth, *a Notary Public in and for said County and State, the within named* Annie B. Nixon, unmarried

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville Goodlettsville, *Tennessee, this* 20th *day of* November, *19* 76.

Marie W Butterworth, *Notary Public.*

Commission Expires 5-2-77.

STATE OF
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*.

....., *Notary Public.*

Commission Expires.

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 thercin 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.