This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail BOOK 5138 PAGE 108

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRADY L. NIX, ET UX	Same	
(NAME)	(NAME)	
1707 Neely's Bend Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11 D 75625
Madison, Tn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100--

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

FRED BAXTER AND WIFE, MARGUERITE BAXTER, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GRADY L. NIX AND WIFE, MILDRED C. NIX, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the easterly margin of Neely's Bend Road, 2330.32 feet south of Hudson Road, South 89° 17' East 719.07 feet to a point; thence North 0° 57' East 118.22 feet to a point; thence South 89° 16' East 350.07 feet to a point; thence South 0° 57' West 168.09 feet to a point; thence North 89° 17' West 1054.60 feet to a point in the easterly margin of Neely's Bend Road, thence along said easterly margin of Neely's Bend Road North 15° 17' West 51.99 feet to the point of beginning, containing 2.17 acres, according to the resubdivision of Lots 3 and 4 of the West Morton Farm of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Baxter and wife, Marguerite Baxter, by deed from Homer E. Chance and wife, Margaret I. Chance, of record in Book 4523, page 952, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 15th day of April 19 77

Affiant Grady L. Nix

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn H. Mahoney

STATE OF TENNESSEE - DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 1707 Neely's Bend Road, Madison, Tn. 37115
(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 grantees, their *(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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* April, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred Baxter

Marguerite Baxter

BOOK 5138 PAGE 109

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED BAXTER AND WIFE, MARGUERITE BAXTER

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 15th day of April, 19 77

Carolyn F. MaHoney Notary Public

Commission expires 3/15/81

CAROLYN F. MAHONEY · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

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 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.....

APR20'77	CONV	37,500.00			
APR20'77	S'TAX		B*	97.50	
APR20'77	PR'FEE		B*	.50	
APR20'77	W'DEED		B*	4.00	* 102.00

WARRANTY DEED

FROM

FRED BAXTER, ET UX

TO

GRADY L. NIX, ET UX

D 99651

IDENTIFICATION REFERENCE

Apr 20 12 01 PM '77

REGISTER

D.C.

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