THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street, Madison, TN 37115

WARRANTY DEED

BOOK 5142 PAGE 544

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK OWEN NIXON (NAME:)	SAME (NAME:)	7-15
503A Wallace Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	28 PW
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

KARL J. NIXON ET UX, PATSY W. NIXON, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* JACK OWEN NIXON, hereinafter referred to as Grantee, his *heirs and assigns,* a one-half undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Grizzard Manor, Section Three, of record in Book 4675, page 40, said Register's Office, and more particularly described as follows:

Beginning at a point in the easterly margin of Gaylemore Drive, the common corner of Lots Nos. 66 and 67, thence along said Drive in a northerly direction 199.35 feet to a point, the common corner of Lots Nos. 67 and 68; thence along the line between Lots Nos. 67 and 68 in an easterly direction 168.3 feet to a point, the common corner of Lots Nos. 67, 68 and 69; thence along the line between Lots Nos. 67 and 69 southeasterly 189.9 feet to a point in the line of Lot No. 71; thence in a southerly direction along the line between Lots Nos. 67 and 71, 73.55 feet to a point, the common corner of Lots 67 and 66; thence along the line between Lots Nos. 66 and 67 westerly 268.9 feet to the point of beginning.

Being the same property conveyed to Jack Owen Nixon and Karl J. Nixon by deed from Goodlettsville Development Company of record in Book 4759, page 766, Register's Office for Davidson County, Tennessee.

Patsy W. Nixon joins in this conveyance to convey any and all right, title and interest she may have in the said property, including homestead or marital interest.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 22nd day of April, 19 77

Affiant

My commission expires: 5-2-77

(Affix Seal)

Notary Public

JOHN C. GARRETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantee herein does agree to assume all responsibility for a certain warranty as set forth in restrictive covenants as of record in Book 4872, page 893, Register's Office for Davidson County, Tennessee, with particular reference to paragraph 15 of said restrictive covenants. The Grantee hereunder agrees that the private sewage disposal system for each residential structure on each lot purchased by this conveyance shall comply in full with all Metropolitan Health Department regulations and the Metropolitan Government Code of Law Provisions. It is understood and agreed that the Metropolitan Board of Health has the right to require the Grantee herein of this conveyance to warrant the private sewage disposal system on each lot conveyed herein to the purchaser of any lot or the subsequent purchaser of any lot for a period of three (3) years from the date of the issuance of the building permit, or five (5) years from the date of recording the subdivision plat, whichever occurs first.

The Grantee agrees to repair or replace said private sewage disposal system in accordance with recommendations made by authorized representatives of the Metropolitan Health Department within ten (10) days of the issuance of notice of said recommendation. The Grantors and Grantee herein agree that a copy of this formal written agreement shall be incorporated in the deed and shall be filed with the Bureau of Environmental Control of the Metropolitan Health Department within ten (10) days of the execution thereof.

The Grantee herein joins in in the execution of this deed for the purpose of acknowledging his understanding and agreement to be bound by the covenant herein contained, warranting the public sewage disposal system to be constructed on each lot herein conveyed and said Grantee agrees to relieve the Grantors from all obligations pursuant to said restrictive covenants and conditions contained in paragraph 15 of the restrictive covenants of record in Book 4872, page 893, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... Gaylemore Drive, Goodlettsville, TN
(House Number) (Street) P. O. Address: (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 grantee, *his heirs and assigns, forever.*

And we *do covenant with the said* grantee *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,* except as appears of record.

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* grantee, *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *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.*

Karl J. Nixon

Karl J. Nixon

Patsy W. Nixon

Patsy W. Nixon

Jack Owen Nixon

Jack Owen Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL J. NIXON AND WIFE, PATSY W. NIXON AND JACK OWEN 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 Goodlettsville, Tennessee, this 22nd day of April, 19 77.

John C. Garrett, 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 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.....

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WARRANTY DEED

FROM

KARL J. NIXON, ET UX

TO

JACK OWEN NIXON

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IDENTIF. REFERENCE

MAY 2 1 59 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

MAY-27 CONV *5,500.00
MAY-27 S'TAX B* 14.30
MAY-27 PWFEE B* .50
MAY-27 W'DEED B* 8.00 * 22.80