Prepared By:
R. [illegible] HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
ille, Tennessee 37219

BOOK 5189 PAGE 707

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-140	R. Jackson Brewer	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-1205	5002 Dakota Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated _____, in the original principal sum of $6,750.00 payable to Harry Diamond or Ira Diamond, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a Vendor's Lien retained in the deed of record in Book 4880, page 657,

AUG 30	CONV	13,000.00			
AUG 30	S'TAX		B*	33.80	
AUG 30	PR'FEE		B*	.50	
AUG 30	W'DEED		B*	4.00	* 38.30

WILLIAM DON NIX and wife, ALICE RUTH NIX

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. JACKSON BREWER and wife, FRANCES RUTH BREWER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being the easterly 60 feet of the southerly 150 feet of Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18.

Said part of Block No. 15 fronts 60 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue, North, and runs back between parallel lines, with the westerly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to William Don Nix and wife, Alice Ruth Nix, by deed from Dorothy K. Newman, now Overstreet, as of record in Book 5140, page 142.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24 day of August, 1977.

William Don Nix

William Don Nix

Alice Ruth Nix

Alice Ruth Nix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5189 PAGE 708

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Don Nix and wife, Alice Ruth Nix 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, the 24 day of August, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August 1977.

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

WARRANTY DEED

FROM

WILLIAM DON NIX AND WIFE

TO

R. JACKSON BREWER AND WIFE

E 2 3 1 1 5

IDENTIF. REFERENCE

AUG 30 9 45 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~14th Floor,~~ 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public