BOOK 5203 PAGE 931 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1977.

Notary Public

MY COMMISSION EXPIRES: 10/23/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. NIXON, et ux (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	Map 72-10
2830 Bronte Avenue (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive, #200 (STREET ADDRESS)	par 167
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Santa Anna, California 92701 (CITY) (STATE) (ZIP)	15DA-3705

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, LONNIE SMART and wife, LILLIAN W. SMART HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. NIXON and wife, BIRDIE C. NIXON 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. 5 on the Map of Dugger Bros. Subdivision of part of the E. B. Rucker Land on Bronte Avenue, as of record in Book 1130, page 20.

SAID Lot No. 5 fronts 60 feet on the easterly side of Bronte Avenue, and runs back between lines, 126.8 feet on the northerly line and 132.3 feet on the southerly line, to the westerly line of the right of way of the L & N Railroad, on which it measures 66 feet.

BEING the same property conveyed to Lonnie Smart and wife, Lillian W. Smart by deed from Atlas Palmer Covington, a widow, of record in Book 3925, page 42, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2830 Bronte Avenue, Nashville, Tennessee 37216
(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 23rd day of September, 1977

LONNIE SMART

LILLIAN W. SMART

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LONNIE SMART and wife, LILLIAN W. SMART

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 Nashville, Tennessee, this 23rd day of September 1977

Commission expires 10/28/78

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

E 28857

WARRANTY DEED

FROM
LONNIE SMART, et ux

LILLIAN W. SMART

TO
JAMES T. NIXON, et ux

BIRDIE C. NIXON

PLEASE FILE BOX "7"

IDENTIF. REFERENCE

SEP 30 10 58 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 77	CONV	24,000.00			
SEP 30 77	S'TAX		B*	62.40	
SEP 30 77	PR'FEE		B*	.50	
SEP 30 77	W'DEED		B*	4.00	* 66.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.