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73-3-39
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 78.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE K. NIXON ET UX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	104-5-169
3700 PRINCETON AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	26W-455
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (CITY) (STATE) (ZIP)	

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, KEVIN B. JUSTIS AND WIFE, HELEN JANE JUSTIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE K. NIXON AND WIFE, SAMMIE R. 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:

LAND in the 26th Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 6 on the Plan of J. J. Torrey's Subdivision of Lots Nos. 411 and 503, in the Richland Realty Company's Division "C", of record in Book 421, page 136, said Register's Office, described as follows:

BEGINNING at a point in the easterly margin of Princeton Avenue 100 feet south from the corner of Lots Nos. 5 and 6; thence running with the easterly margin of Princeton Avenue southwardly 95 feet to the beginning of a curve, and continuing around said curve in a easterly direction 72.5 feet to the westerly margin of a 30 foot alley; thence with the westerly margin of said alley northwardly 105 feet to an iron pin; thence westwardly 62½ feet, more or less, to the point of beginning.

BEING the same property conveyed to Kevin B. Justis and wife, Helen Jane Justis, by deed from Virginia B. Young of record in Book 4471, page 978, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 3700 Princeton Avenue, Nashville, TN
(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 hands this 29th day of March, 19 78

Kevin B. Justis
KEVIN B. JUSTIS

Helen Jane Justis
HELEN JANE JUSTIS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEVIN B. JUSTIS AND WIFE, HELEN JANE JUSTIS

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 29th day of March, 19 78

Commission expires 6/7/80

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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

FILE IN BOOK 4

WARRANTY DEED

FROM
KEVIN B. JUSTIS AND WIFE,
HELEN JANE JUSTIS

TO
GEORGE K. NIXON AND WIFE,
SAMMIE R. NIXON

E. 5. 7. 6. 4. 5

IDENTIF. REFERENCE

APR 3 1 44 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-3 78	CONV	42,500.00			
APR-3 78	S'TAX		B*	110.50	
APR-3 78	PR'FEE		B*	.50	
APR-3 78	W'DEED		B*	4.00	* 115.00