FORM NO. WD-1

BOOK 5287 PAGE 441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

John H. Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 18th DAY OF May 19 78.

Barbara B. Murphy
Notary Public

MY COMMISSION EXPIRES: 10-17-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Rd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Gilbert, (NAME)	First Federal Savings & Loan Assoc. (NAME)	130-2
112 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DZ-30065

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, Andrew A. Nixon, III and wife, Rosemary M. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Gilbert, unmarried

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. 134 on the Plan of Bransford Realty Company's Belle Meade Golf Links of record in Book 421, page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 60 feet along the northerly margin of Windsor Drive and extends back between parallel lines 200 feet to a dead line in the rear.

Being all the same property conveyed to Andrew A. Nixon, III and wife, Rosemary M. Nixon, by deed from Barry A. Benedict and wife, Betty Janell Benedict, of record in Book 4891, page 969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1978 property taxes which have been prorated this date and the Grantee assumes in full.

This is unimproved ( ) improved (XX) property, known as 112 Windsor Drive, Nashville, Tn. 37205
(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 18th day of May, 19 78

Andrew A. Nixon, III

Rosemary M. Nixon

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 Andrew A. Nixon, III and wife, Rosemary M. Nixon

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 18th day of May, 1978

Commission expires 1-19-81

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

WARRANTY DEED

FROM Andrew A. Nixon, III and wife,

Rosemary M. Nixon

TO John H. Gilbert, unmarried

E 66204

IDENTIF. REFERENCE

MAY 18 3 07 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 18 78	CONV	47,000.00			
MAY 18 78	S'TAX		B*	122.20	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 126.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.