BOOK 5379 PAGE 99

This instrument prepared by Robert Spann, Atty. 525 Main Bank Bldg, Nashville, TN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE RANKHORN (NAME:)	Wayne Rankhorn (NAME:)	Map 83-5
821 Oakwood Terrace Dr (STREET ADDRESS OR ROUTE NUMBER)	821 Oakwood Terrace (STREET ADDRESS)	Par. 391 and
Antioch, Tn 37013 (CITY) (P. O. ZONE) (STATE)	Antioch, TN. 37013 (CITY) (ZONE) (STATE)	392

For and in Consideration of the sum of TEN AND 00/100 - - - - - - - - - - - - - - -

($10.00) - *DOLLARS*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MARY NIXON ROWAN and IMOGENE NIXON, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said CECIL WAYNE RANKHORN, AND WIFE, JOYCE ANN RANKHORN, THEIR

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

The easterly 100 feet of the South 170 feet of Lot No. 8 in the Subdivision of the C. F. Ordway Home Place, a Plan of which is of record in Plan Book 57, Page 88, of the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the Northwest corner of Stratton Avenue and Fifteenth Street (formerly Bramlett Street) and running thence West 100 feet with the north line of Stratton Avenue; thence at right angles northwardly 170 feet to an alley; then eastwardly 100 feet on a line parallel to Stratton Avenue to Fifteenth Street; thence with the west line of Fifteenth Street South 170 feet to the point of beginning.

Being the same property conveyed to Imogene Nixon and Mary Nixon Rowan, subject to a life estate in property for Gertrude R. Nixon, by Deed from Gertrude R. Nixon, of record in Book 4488, Page 113, Register's Office for Davidson County, Tennessee, the said Gertrude R. Nixon having since died.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being Lot No. 1 on the resubdivision of Lot No. 8, Ordway Home Place, as of record in Book 2854, Page 87, Register's Office for said County, described as follows:

Beginning at a concrete monument in the northerly margin of Stratton Avenue, 19.8 feet west of the present northwest corner of Stratton Avenue and North 15th Street; thence with said margin of Stratton Avenue north 86° 11' west 20.2 feet to a point, the common corner of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 27 day of Dec 1978

My commission expires: 2-15-81 (Affix Seal)

Notary Public

Robert Spann

Lots Nos. 1 and 2; thence with the line between said lots north 4° 15' east 170.0 feet to a point in the southerly margin of a 15 foot alley; thence with said margin of said alley south 86° 11' east 19.8 feet to a concrete monument 20.2 feet west of the existing westerly margin of North 15th Street, and at the beginning of a curve having a radius of 20 feet; thence around said curve southeasterly 31.6 feet to a concrete monument in the westerly margin of said North 15th Street; thence with said margin of said street south 4° 15' west 130 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around said curve southwestwardly 31.2 feet to the point of beginning.

Being the same property conveyed to Imogene Nixon by Deed from Mary Nixon Rowan, of record in Book 4132, Page 23, Register's Office for Davidson County , Tennessee.

This is unimproved ( ) improved (X) property, known as 1423 and 1425 Stratton Avenue, Nashville, Tennessee
(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 CECIL WAYNE RANKHORN AND JOYCE ANN RANKHORN *their 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.*

And we, Imogene Nixon and Mary Nixon Rowan *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 ours *hands this* 27 *day of* Dec *, 19* 78*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Nixon Rowan
MARY NIXON ROWAN

Imogene Nixon
IMOGENE NIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT F. SPANN, *a Notary Public in and for said County and State, the within named* MARY NIXON ROWAN AND IMOGENE 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* 27th *day of* December, *19* 78.

ROBERT F. SPANN NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public.

Commission Expires 2-15-81.

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.....

WARRANTY DEED

FROM

MARY NIXON ROWAN AND

IMOGENE NIXON

TO

WAYNE RANKHORN AND WIFE,

JOYCE ANN RANKHORN

DEC 27 3 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F.O 6 9 4 0

DEC27'78 CONV

DEC27'78 TAX 60,000.00

DEC27'78 RATIFIED

UNDED

B* 156.00
B* .50
B* 8.00
* 164.50

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

File Box 6