5839 06/23 10.00- CHECK

BOOK 5616 PAGE 81

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750.00

X Lizzie Lumpkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 7-11-1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Don Nix (NAME)	SAME (NAME)	MAP 92-13
990 Davidson Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 69
Nashville Tn. 3722[illegible] (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	W11-70355

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, XXXX I, Lizzie M. Finnie Lumpkins, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Don Nix, all my right, title and interest in and to the following described tract or parcel of land,

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. 3 of Block No. 7 in the Charlotte Park Second Addition, as of record in Book 57, Pages 160 and 161, Register's Office Davidson County, Tennessee.
SAID Lot No. 3 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines 150 feet to a 20-foot alley.
BEING the same property conveyed Lizzie M. Finnie Lumpkins, a widow, and William Don Nix, by L. Kenneth Johnson, Trustee, as of record in Book 5088, Page 480, Register's Office Davidson County, Tennessee.

RUSH

F. 94687

IDENTIF. REFERENCE

JUN 23 3 23 PM '80

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

This is improved XXX unimproved ( ) property, known as 3504 Park Avenue, Nashville, TN. 37209
(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 my hand this 23rd day of June, 19 80

X Lizzie M. Finnie Lumpkin
LIZZIE M. FINNIE LUMPKINS

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 Lizzie M. Finnie Lumpkins

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 19 80

Commission expires 7-18-92

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
Lizzie M. Finnie Lumpkins,
a widow

TO
William Don Nix

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PR

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5616 PAGE 83

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PPOBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1750.00- CO	
			4.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	10.92-
5839A	06/23/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 6 8 7

T
IDENTIF. REFERENCE

JUN 23 3 23 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 764267