04-59-19-3

2557 03/03 130.00- CHECK

BOOK 5716 PAGE 578

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 19 81.

Notary Public

MY COMMISSION EXPIRES: 7-11-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Alan Nix, et ux (NAME)	Security Federal Savings & Loan (NAME)	162-3-352
4980 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 15917 (STREET ADDRESS)	5DU-53419
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (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, Marvin K. Clendenin and wife, Edna M. Clendenin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Alan Nix and wife, Teresa Gale Nix

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 Davidson County, Tennessee, being Lot No. 74 on the Plat of Haywood Hills, Section 5, of record in Plat Book 4675, page 143, Register's Office for said County.

Said Lot No. 74 fronts 58.0 feet on the easterly margin of Algonquin Trail and extends back 140.5 feet on the southerly line and 153.9 feet on the northerly line to a line in the rear on which it measures 59.53 feet.

Being the same property conveyed to Marvin K. Clendenin and wife, Edna M. Clendenin, by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5150, page 96, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4980 Algonquin Trail, Nashville, Tennessee
(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 25th day of February, 19 81

Marvin K. Clendenin

Edna M. Clendenin

FLORIDA
STATE OF ~~TENNESSEE~~
~~DAVIDSON~~ County
Broward County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin K. Clendenin and Edna M. Clendenin

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 25 day of Feb 19 81

Commission expires 9-19-81

M. K. Clendenin
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 Marvin K. Clendenin, et ux

TO John Alan Nix, et ux

631461

IDENTIF. REFERENCE

MAR 3 8 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47500.00-	CO
			123.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	130.00-
2557A03/03/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

331461

IDENTIF. REFERENCE

MAR 3 8 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809346