WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6342 PAGE 365

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence H. Nixon (NAME)	SAME (NAME)	72-4
4010 Ivy Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	343
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 15DZ-53400

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, MACIE ETHRIDGE COLE, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE H. NIXON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 40 on the map of "Happy Valley", Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the southerly margin of Bobby Avenue at a point 175 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 39 and 40; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 75 feet to the corner of Lots Nos. 40 and 41; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

BEING the same property conveyed to Thomas A. Cole and wife, Macie Ethridge Cole by deed from Joe L. Willis and wife, Margaret Cole Willis, of record in Book 2799, page 265, said Register's Office, the said Thomas A. Cole having since died.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer.

I 37590

IDENTIFICATION REFERENCE

JUL 23 10 12 AM '84

unimproved ( )
This is improved(XX) property, known as 2714 Bobby Drive Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of July, 19 84.

Macie Ethridge Cole

MACIE ETHRIDGE COLE

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MACIE ETHRIDGE COLE

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 16th day of July, 19 84.

My commission expires 4-19-87 Notary Public

*or proved to me on basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF ____

Before me, the undersigned, 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 as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

Witness my hand and official seal, at ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 19 84

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

3347 07/20 31.90- CHECK

WARRANTY DEED

FROM Macie Ethridge Cole

TO Clarence H. Nixon

First Title & Escrow Company, Inc.
P.O. Box 928
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0928

Fee 38

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
			29000.00- CAMT.	
			75.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	31.90-
			5347A07/20/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 37590

IDENTIF. REFERENCE

JUL 20 10 12 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0054353