WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - $2,000.00 - - - - - - - - - - - - - -

- - - - - - - - Two thousand and no/100 - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Dorothy Dean Ballard, receipt of which is hereby acknowledged.

We, Ernest W. Dixon, Jr., and wife, Cordelia Dixon - - - - - - - - - - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Dorothy Dean Ballard - her - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

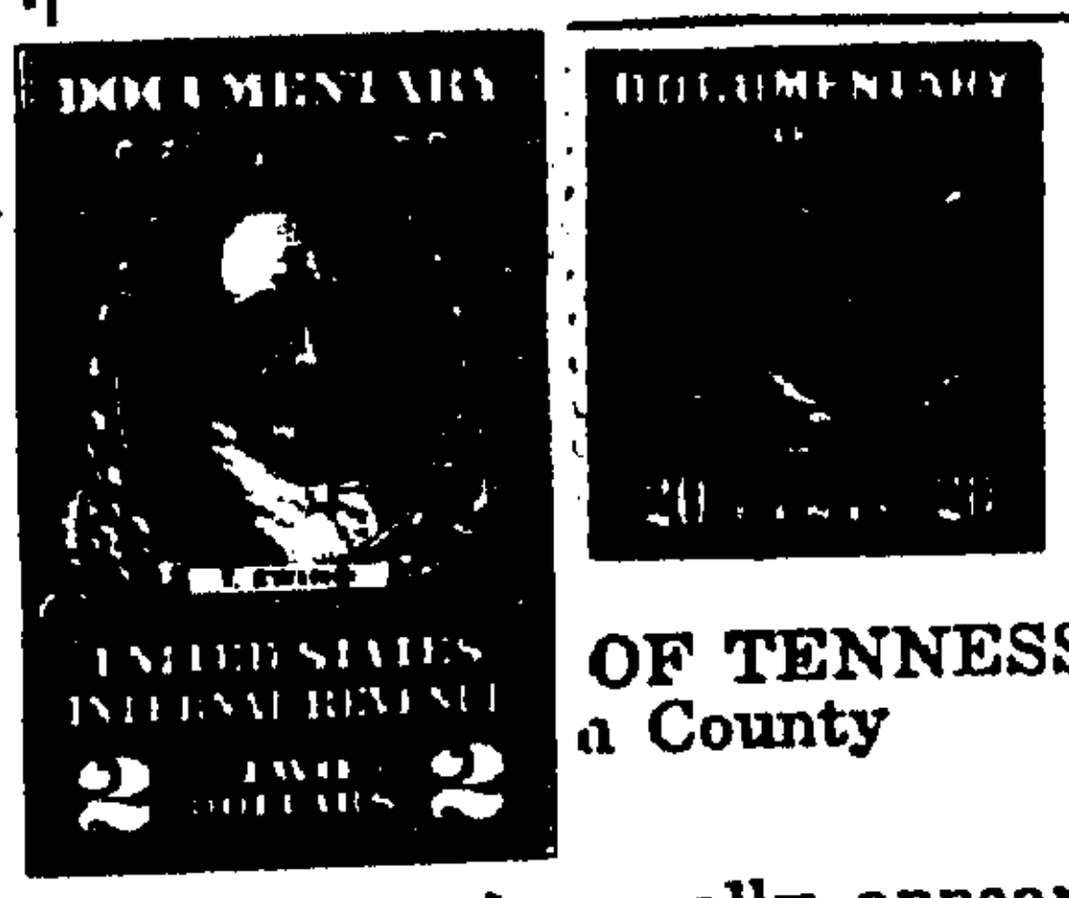
Land in Davidson County, Tennessee, being Lot No. 157 of Block 2 on the Map of F. O. Beasley's McFerrin Addition, of record in Book 57, page 136, Register's Office for said County.
Said Lot No. 157 fronts 50 feet on the easterly side of North 9th Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Ernest W. Dixon, Jr. by deed from Elma E. Reid and husband of record in Book 1284, page 516, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said - - Dorothy Dean Ballard - her - - - - - - - - - - - - heirs and assigns, forever.

And - we - do covenant with the said - - Dorothy Dean Ballard - 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, Ernest W. Dixon, Jr., and wife, Cordelia Dixon - - - - - - - - - do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said - - Dorothy Dean Ballard - - - - - - - - her - - - - - - - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s 9th day of April, 1947.



Ernest W. Dixon Jr.

Cordelia Dixon

OF TENNESSEE }
a County }

Personally appeared before me, Edward W. Lee, Jr., a Notary Public in and for said County and State, the within named Ernest W. Dixon, Jr., and wife, Cordelia Dixon the bargainor s, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 1947.

Commission expires February 14, 1951

[signature]
Notary Public