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Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Wilbur L. Dixon and wife, Margaret Jean Dixon

have bargained and sold, and by these presents do transfer and convey unto the said James R. Chadwell and wife, Dallas P. Chadwell, their

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

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Raymond Heights, as of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Hal R. Swann, Jr., Surveyor, July 11, 1950, as follows:

Beginning at a point on the southerly margin of Gatlin Drive at the common corner of Lots 45 and 44; thence in a southeasterly direction 151.8 feet to a point; thence in a northeasterly direction 43.8 feet to a point; thence in a northerly direction 120 feet to the southerly margin of Gatlin Drive; thence along the southerly margin of Gatlin Drive and around a curve in a westerly direction 144.9 feet to the point of beginning.

Being the same property conveyed to Wilbur L. Dixon and wife, Margaret Jean Dixon, by deed from Clyde D. Smity (Clyde Smith) and wife, Dorothy F. Smith, of record in Book 1906, page 303, Register's Office for Davidson County, Tennessee.

The above property is subject to Deed of Trust executed by Wilbur L. Dixon and wife, Margaret Jean Dixon, to Louis Leftwich, Jr., Trustee, of record in Book 1897, page 515, R. O. D. C., Tenn.

Restrictive covenants of record in Book 1787, page 39, R. O. D. C., Tenn.

The plan of record in Bk. 1424, page 141, R. O. D. C., Tenn., shows a 40-foot setback line from Gatlin Drive for building purposes, and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Chadwell and wife, Dallas P. Chadwell, their heirs and assigns, forever.

And we do covenant with the said James R. Chadwell and wife, Dallas P. Chadwell 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, except as herein set out.

And we, Wilbur L. Dixon and wife, Margaret Jean 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 James R. Chadwell and wife, Dallas P. Chadwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of May, 1951.

[redacted]

Wilbur L. Dixon

Margaret Jean Dixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William H. Mercer, a Notary Public in and for said County and State, the within named Wilbur L. Dixon and wife, Margaret Jean Dixon

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 24th. day of May, 1951.

Commission expires January 12, 1954

William H. Mercer
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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