BK 2635

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------

----------TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, FRANK P. DIXON AND WIFE, VELMA L. DIXON,

_____ have bargained and sold, and by these presents do transfer and convey unto the said C. W. NICHOLS AND WIFE, MABLE J. NICHOLS, 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. 62 ON THE MAP OF SECTION TWO, PLEASANT ACRES, AS OF RECORD IN BOOK 2133, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 62 IS DESCRIBED AS BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BEAUMONT DRIVE AT THE CORNER OF LOTS NOS. 61 AND 62; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 139.82 FEET TO A POINT; THENCE NORTHERLY 130.17 FEET TO THE SOUTH MARGIN OF CHADWELL DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 97.97 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHWESTERLY 30.18 FEET TO THE EAST MARGIN OF BEAUMONT DRIVE; THENCE WITHTHE MARGIN OF THE SAME SOUTHERLY 93 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO FRANK P. DIXON AND WIFE, VELMA L. DIXON, BY DEED FROM FERRISS C. BAILEY, TRUSTEE, OF RECORD IN BOOK 2296, PAGE 561, REGISTER'S OFFICE FOR SAID COUNTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. W. NICHOLS AND WIFE, MABLE J. NICHOLS, THEIR _____ heirs and assigns, forever.

And WE do covenant with the said C. W. NICHOLS AND WIFE, MABLE J. NICHOLS, _____ 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, FRANK P. DIXON AND WIFE, VELMA L. 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 C. W. NICHOLS AND WIFE, MABLE J. NICHOLS, _____ THEIR _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 24TH day of JANUARY, 1957

Frank P. Dixon
FRANK P. DIXON

Velma L. Dixon
VELMA L. DIXON

STATE OF TENNESSEE
Davidson County

Personally appeared before me Tom Glascock, a Notary Public in and for the County and State aforesaid, the within named FRANK P. DIXON AND WIFE, VELMA L. DIXON, the bargainor 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 office, this 24TH day of JANUARY, 1957

Commission expires JULY 24, 1957

Tom Glascock
Notary Public

PG 411