K 3103

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - -
TEN AND NO/100 - DOLLARS,
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, EDGAR S. BROWN AND WIFE, VALLIE BROWN,

have bargained and sold, and by these presents do transfer and convey unto the said HUGH R. DIXON AND WIFE, NORA PIGG DIXON,

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

Land in the 4th Civil District of said County, being Lot No. 6 on the unrecorded Plan of Hays Subdivision, described according to a survey made by Harvey Gee, Surveyor, May 4, 1948, as follows:

Beginning on the westerly margin of Hadley Bend Road, at the corner of Lots Nos. 5 and 6, said beginning point being 1,334.6 feet south of the south line of the T.C.R.R. Company's right-of-way; thence with the line between said two lots, westwardly 350 feet to the northwest corner of said Lot No. 6; thence with the west line of said lot, southwardly 60 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 350 feet to the westerly margin of said Hadley Bend Road; thence with the westerly margin of said Road, northwardly 60 feet to the beginning.

Being the same property conveyed to Edgar S. Brown and wife, Vallie Brown, by deed from Virginia Sadler and husband, Otis B. Sadler, of record in Book 2708, page 423, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HUGH R. DIXON AND WIFE, NORA PIGG DIXON, their heirs and assigns, forever. And we do covenant with the said HUGH R. DIXON AND WIFE, NORA PIGG DIXON, 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, EDGAR S. BROWN AND WIFE, VALLIE BROWN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said HUGH R. DIXON AND WIFE, NORA PIGG DIXON, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of August, 1960.

~~Hugh R. Dixon~~ — Edgar S. Brown

~~Nora Pigg Dixon~~ — Vallie Brown

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDGAR S. BROWN AND WIFE, VALLIE BROWN,

the bargainors, 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 8th day of August, 1960.

Commission expires May 26, 1962

Mrs. Jo L. Jenkins
Notary Public

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