BK 3226

For and in consideration of the sum of --------TEN AND NO/100 ----------
---------- DOLLARS ($ 10.00),

Cash in hand paid by Roger A. Dixon and wife, Jo Anne C. Dixon, and other good and valuable considerations receipt of which is hereby acknowledged, and for the further consideration of the agreement by the said Roger A. Dixon and wife, Jo Anne C. Dixon, to assume the balance of a note given to secure Guaranty Mortgage Company, as recorded in Book 2871, page 99, Register's Office for Davidson County, said indebtedness being assigned to Federal National Mortgage Association in Book 2872, page 189, said Register's Office, balance of said note being $10,319.67, with monthly payments being $56.09, principal and interest, we

Touncie Young and wife, Doris Jean Young

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Roger A. Dixon and wife, Jo Anne C. Dixon

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Aldrich Heights, Section 3, as of record in Book 2663, page 49, Register's Office for said County.

SAID Lot No. 60 fronts 90.0 feet on the southerly side of Cornish Drive and extends back 365.1 feet on the west side and 363.3 feet on the East side to a dead line measuring 98.5 feet thereon.

BEING the same property conveyed to Touncie Young and wife, Doris Jean Young, by deed from Henry Lafayette Tidwell and wife, of record in Book 2875, page 276, 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 Grantee, his heirs successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever 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 Grantor has hereunto set his hand on this, the 1 day of June, 19 61

Touncie Young

Doris Jean Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Touncie Young and wife, Doris Jean Young

the bargainor(s), 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, Davidson County, Tennessee, this the 1 day of June, 19 61

My commission expires: November 17, 1963.

James M. Foster
Notary Public

WARRANTY DEED

From 42060
Touncie Young and wife,
Doris Jean Young

To
Roger A. Dixon and wife,
Jo Anne C. Dixon

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JUN A.D. 1961 at 2:50 o'clock P.M.
Noted in Book 3226 Page 373
Recorded in Book 2200 Page
Recording Fee
JAMES P. WILSON, Register
By Deputy

VILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

11,519 27

File Foster Realty Co.

OFF REC.

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