BK 3467

For and in consideration of the sum of $ 10.00

----------Ten and No/100----------DOLLARS

Cash in hand paid by the grantees herein after named and other good and valuable considerations, the receipt of which is hereby acknowledged and for futher consideration the grantees assume and agree to pay the balance of a First Deed of Trust Note which is secured by a First Deed of Trust of record in Book 2522, Page 223, Register's Office, Davidson County, Tennessee, in accordance with the terms therein specified, we, Samuel Houston Seat and wife, Lonnie F. Seat.

have bargained and sold, and by these presents do transfer and convey unto the said Joseph B. Dixon and wife, Bessie E. 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Crescent Heights, as of record in Book 2331, page 106, Register's Office for said County.
Said Lot No. 1 fronts 70 feet on the westerly side of Dodge Drive and runs back 173.51 feet on the northerly line and 161.47 feet on the southerly line, to a dead line in the rear, measuring 80 feet thereon.
Being the same property conveyed to Samuel Houston Seat and wife, Lonnie F. Seat, by deed from Carl Batson, Inc., as of record in Book 2540, Page 129, 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 Joseph B. Dixon and wife, Bessie E. Dixon

their heirs and assigns, forever.

And we do covenant with the said Joseph B. Dixon and wife, Bessie E. 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, except as stated herein. And We, Samuel Houston Seat and wife, Lonnie F. Seat

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph B. Dixon and wife, Bessie E. Dixon

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of December, 1962

Samuel Houston Seat
Lonnie F. Seat
Joseph B. Dixon
Bessie E. Dixon

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, William C. Simpkins, a Notary Public in and for said County and State, the within named Samuel Houston Seat and wife, Lonnie F. Seat

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 Nashville, Tennessee, this 15th day of December 1962

Commission expires 18th August 1964

William C. Simpkins
Notary Public

L 97518

Warranty Deed

From 39409

S. H. Seat

To

J. B. Dixon

Mortgage Mortgage

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of DEC A.D. 1962 at 1:45 o'clock P.M.
Noted in Book 104 Page 129
Recorded in Book ___ Page ___
Recording Fee $2.00
Felix J. Wilhoit, Register
By Ann Lindsey Deputy Reg.

Published by
TENNESSEE COMPANY
LAW BOOK PUBLICATIONS
INSURANCE
TION
Virginia

PG 481