BK 3615

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 -($10.00) - - *DOLLARS*
cash in hand paid by JAMES M. DIXON AND WIFE, MERLENE DIXON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, F. R. ESCUE AND L. C. YOUNG, A PARTNERSHIP, D/B/A ESCUE & YOUNG, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES M. DIXON AND WIFE, MERLENE DIXON,
their *heirs 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. 1 on the Plan of V. S. Lindsley's Addition to Edgefield, being a Resubdivision of Lots 126 and 217, as of record in Book 3500, page 36, Register's Office for said County.

Said Lot No. 1 fronts 58 feet on the south side of Cleveland Street and extends back between parallel lines, along the west margin of the first alley east of North 2nd Street, 103.99 feet to a dead line.

Subject property is improved with a one family residence and is known as S/S Cleveland Street, Nashville, Tennessee.

BEING part of the property conveyed to F. R. ESCUE AND L. C. YOUNG, a partnership, D/B/A ESCUE & YOUNG, by deed from The Nashville Housing Authority, as of record in Book 3570, page 83, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3368, page 23 and Book 3570, page 83; and subject to conditions set out in plan of record in Book 3500, page 36, 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 JAMES M. DIXON AND WIFE, MERLENE DIXON, their *heirs and assigns, forever.*

And We *do covenant with the said* JAMES M. DIXON AND WIFE, MERLENE 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 by taxes for the year 1963, which have been prorated and adjusted and are hereby assumed by the grantee.

And We, F. R. ESCUE AND L. C. YOUNG, a partnership, D/B/A Escue and Young, *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 M. DIXON AND WIFE, MERLENE DIXON, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 22nd *day of* August, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. R. Escue
(F. R. ESCUE)
L. C. Young
(L. C. YOUNG)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Evelyn S. Kurz, *a Notary Public in and for said County and State,* F. R. ESCUE AND L. C. YOUNG,

the within named 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 22nd *day of* August, *19*63.

Evelyn S. Kurz
Notary Public

Commission expires 10-20-65

82547

WARRANTY DEED

F. R. ESCUE AND L. C. YOUNG, A PARTNERSHIP, D/B/A ESCUE & YOUNG

TO

JAMES M. DIXON AND WIFE, MERLENE DIXON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record [illegible] day of [illegible] A.D. [illegible] at 11:08 o'clock A. M.
Noted in Book 16 Page 364
Recording in Book [illegible] Page [illegible]
Recording Fee $2.00
[illegible], Register

[illegible] Company

[redacted]

PG 217