TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Warren G. Dixon (NAME)	Murphree Mortgage Company (NAME)	081800
5015 Montclair Ave. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 146-12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Par. 46 M.O.

BOOK 3819 PAGE 152

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

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 4, 1955, executed by John William Gupton and wife, payable to Murphree Mortgage Company, for the original amount of $12,150.00, with interest at 4½% per annum, both principal and interest payable $61.58 monthly, beginning April 1, 1955, final March 1, 1985, and secured by a Deed of Trust of record in Book 2381, page 433, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Union Dime Savings Bank, by instrument of record in Book 2391, page 486, said Register's Office.

we, VAN KIRK MAXCY AND WIFE, ETHEL I. MAXCY

have bargained and sold, and by these presents do transfer and convey unto the said WARREN G. DIXON AND WIFE, CONSUELLA C. DIXON

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

Being Lot No. 451 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, page 2, Register's Office for said County.

Said Lot No. 451 fronts 90 feet on the west side of Montclair Drive and runs back between lines, 210.2 feet on the north line and 204.2 feet on the south line to a dead line in the rear on which it measures 91 feet.

Being the same property conveyed to Van Kirk Maxcy and wife, Ethel I. Maxcy, by deed from John William Gupton and wife, as of record in Book 3185, page 337, said Register's Office.

This is unimproved ( ) improved (X) property, known as 5015 Montclair Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 5th day of October 19 64

Van Kirk Maxcy — Ethel I. Maxcy

STATE TAX $ 18.75
PROBATE .50
TOTAL $ 19.25

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Van Kirk Maxcy and wife, Ethel I. Maxcy, 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, Davidson County, Tennessee, this 5th day of October 19 64

OCT 6 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 6 1964
CT

Commission expires May 1, 1966 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

53207

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 6 12 11 PM '64
NOTE BOOK 110 PAGE 176
RECORDING FEE $ 2.00
DEP. REG. K

Warranty Deed
G-17435 mas
From VAN KIRK MAXCY, ET UX
To WARREN G. DIXON, ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX