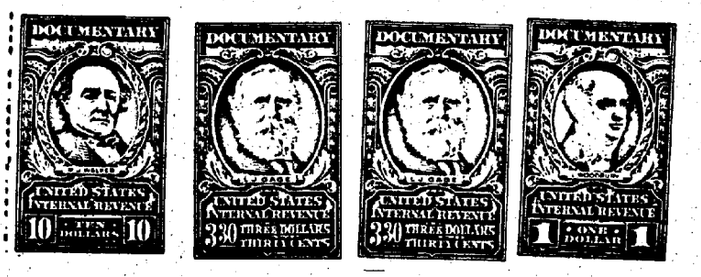
This instrument prepared by Hugh C. Howser, Atty.
Stahlman Building, Nashville, Tennessee.

BOOK 3961 PAGE 325

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huel M. Dixon (NAME)	Same (NAME)	68 - MAP
Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	38 Par
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	13D 145

For and in Consideration of the sum of Sixteen Thousand ---------- ($16,000.00) ---------- DOLLARS cash in hand paid by Huel M. Dixon and wife, Madge L. Dixon to Hugh C. Howser, the receipt of which is hereby acknowledged,



I, Hugh C. Howser have bargained and sold, and by these presents do transfer and convey unto the said Huel M. Dixon and wife, Madge L. 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 13th, formerly the 25th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Middle of the Hydes Ferry Turnpike, the northwest corner of the Burch Store lot, and running thence with the middle of said Pike, south 65° west 7.32 poles and south 60½° west 34 poles to a point in Mrs. Leak's east line; thence with her line, south 1° west 156 poles to a lynn, gum and poplar, her southeast corner; thence with a line of the Moore Tract, south 51½° east 90 poles to a point on the river; thence up the river at low water mark, about 150 poles to William Hyde's southeast corner of a 48 acre tract on the river; thence with said tract north 74° west 10 3/4 poles, south 79° west 17 poles, north 49° west 11 poles, south 72 3/4° west 26¼ poles to a point in the middle of the Bluff Road; thence with said Road, north 69° west 5 poles, north 75° west 6.8 poles to a stone; thence north 20° west 30 poles, north 14½° east 28 poles and north 4½° east 32 poles to southwest corner of the Burch Store lot, and thence with said lot, north 5½° east 22.4 poles to the place of beginning, containing 94 acres, more or less. Also beginning at a stake in the middle of the Hydes Ferry Turnpike, corner to the tract first above described, running thence with the middle of an old road, south 3¼° west 53.72 poles to a stake in the middle thereof; thence north 6° east 58.84 poles to the middle of said pike, and thence with the middle of said pike south 62° west 10.6 poles to the place of beginning, containing 1 acre and 96 square poles, more or less, according to survey.

Being the same property conveyed to Hugh C. Howser by deed of H. G. Phillips dated May 30, 1963 and of record in Book 3616, Page 416, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to flowage easement granted United States of America of record in Book 2155, Page 311, on a tract of 3.12 acres along the Cumberland River.

This is unimproved (X) improved ( ) property, known as ..... (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 Huel M. Dixon and wife, Madge L. Dixon their heirs and assigns, forever.

And I do covenant with the said Huel M. Dixon and wife, Madge L. Dixon that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Elizabeth S. Howser, wife of Hugh C. Howser, joins herein for the purpose of conveying her interest in said property. Gladys Alessio, for whose use and benefit Hugh C. Howser has been holding said property, joins herein for the purpose of conveying all of her right, title and interest. Taxes for 1965 are pro rated and assumed by purchaser Hugh C. Howser

And do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Huel M. Dixon and wife, Madge L. Dixon, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of November, 1965

Hugh C. Howser

Elizabeth Swope Howser

Gladys Alessio

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, J. C. Summers, a Notary Public in and for said County and State, the within named Hugh C. Howser and Elizabeth S. Howser

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 16th day of November, 1965.

J. C. Summers, Notary Public

Commission Expires 8-3-68

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Rebecca Thomas, a Notary Public in and for said County and State, the within named Gladys Alessio

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 17th day of November, 1965.

Rebecca Thomas, Notary Public

Commission Expires 2-12-67

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

File: Crashin. County + 2 Co.

WARRANTY DEED

FROM

Hugh C. Howser

TO

Huel M. Dixon

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STATE TAX $ 24.00
PROBATE .50
TOTAL $ 24.50

NOV 22 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 22 1965
CT

075866

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 22 3 35 PM '65

RECORDING FEE $ 1.25

DEP. REG.

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

225

$16,000