ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gary Ashburn et ux (NAME:)	Commerce Union Bank (NAME:)	8DA-27760
519 Eastboro (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 91-13
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par 87

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Charles Gary Ashburn and wife, Judy Marie Ashburn, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James E. Dixon and wife, Evelyn Dixon, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 33 on the Plan of the E. T. Brown Subdivision, of an 18 acre tract on the Charlotte Pike, of record in Book 332, page 116, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the westerly side of Eastboro Drive, formerly Cowan Ave.. and runs back between parallel lines, 190 feet, more or less to an alley.

Being the same property conveyed to James E. Dixon and wife, Evelyn Dixon, by deed from H. Powell Winn and wife, Mary P. Winn as of record in Book 3649, page 357, Register's Office for Davidson County, Tennessee.





This is unimproved ( ) improved ( ) property, known as 519 Eastboro Drive, Nashville, Tenn. (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 seized 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. Wherever 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 the 23rd day of May, 19 67

James E. Dixon
Evelyn Dixon

STATE TAX $ 12.26
PROBATE .50
TOTAL $ 12.76

MAY 25 1967

PAID MAY 25 1967

STATE OF TENNESSEE, Davidson County

Personally appeared before me, Tom D. Coleman, Notary Public for and for said County and State, the within named James E. Dixon and wife, Evelyn Dixon, 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, Tennessee, this 23rd day of May, 19 67.

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

Commission expires NOV. 27, 1968

Tom D. Coleman
Notary Public

WARRANTY DEED

FROM James E. Dixon et ux

TO Charles Gary Ashburn et ux

This instrument was drawn by
TOM G. COLEMAN, JR., Atty.
1220 Stahlman Bldg.
Nashville, Tenn. 37201
NASHVILLE, TENN.

73052

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 25 9 22 AM '67

NOTED: BOOK 116 PAGE 478
RECORDING FEE $ 2.00
DEP. REG.

EDWARD SEDDON
ATTORNEY AT LAW
SUITE 508-315 FOURTH AVE. NO.
P O BOX 2988
NASHVILLE, TENNESSEE 37219