This instrument prepared by Mose J. Davie, Attorney
1029 Fourth Ave., North

BOOK 4157 PAGE 871

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert E. Dixon Jr.	Same	Map. 92-3
(NAME:)	(NAME:)	Par. 124
2305 Alameda St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Hubert E. Dixon Jr., and wife, Joyce Ann Dixon,

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Philemon H. Woodard, a widower,

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. 3 on the Map of the Subdivision of the west part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Alameda Street, and runs back between lines, 163.1 feet on the easterly line and 163.6 feet on the westerly line, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Philemon H. Woodard and wife, Jimmie M. D. Woodard, by deed from Capitol Realty Company, Inc., as of record in Book 2148, page 175, said Register's Office, the said Jimmie M. D. Woodard having since died, January 7, 1967.

Parcel No. W11-2640

This is unimproved ( ) improved (X) property, known as 2305 (House Number) Alameda (Street) Nashville, Tennessee (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 27th day of July, 19 67

STATE TAX $ 12.00
PROBATE .50
TOTAL $ 12.50

AUG 2 1967 PAID SIG

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

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. C. Walker, a Notary Public in and for said County and State, the within named Philemon H. Woodard, a widower, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 19 67.

Commission expires 7-29-70

A. C. Walker
Notary Public

WARRANTY DEED

FROM

Philemon H. Woodard,

a widower

TO

Hubert E. Dixon Jr. and wife,

Joyce Ann Dixon

DOCUMENTARY INTERNAL REVENUE 3 THREE DOLLARS 3

DOCUMENTARY 08 INTERNAL REVENUE 08

DOCUMENTARY INTERNAL REVENUE 5 FIVE DOLLARS 5

82292

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 12 43 PM '67

NOTE BOOK 112 PAGE 48
RECORDING FEE $ 3.00
DEP. REG. 1.00