BOOK 4223 PAGE 412 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 68.

Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Lee Sanford (NAME)	Jimmy Lee Sanford (NAME)	Map 118-1
1004 Montrose Place (STREET ADDRESS OR ROUTE NUMBER)	1004 Montrose Place (STREET ADDRESS)	Par. 201
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Plat

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bessie Hicks Dixon, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Lee Sanford and wife, Elder Sanford

HEREINAFTER CALLED THE 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. 109 on the Map of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lot No. 109 fronts 50 feet on the northerly side of Montrose Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to William Moore Dixon and wife, Bessie Hicks Dixon by deed from Elizabeth Frazier McNamara, of record in Book 4075, page 556, Register's Office for Davidson County, Tennessee. The said William Moore Dixon having since died.

This is improved (X) unimproved ( ) property, known as 1004 Montrose Place (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of March, 19 68

X Bessie Hicks Dixon

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert F Lance, a Notary Public in and for said County and State, the within named Bessie Hicks Dixon, a widow

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, Tennessee, this 26th day of March 1968

Commission expires April 25, 1971

Notary Public

My Commission Expires NOV. 3, 1971

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

WARRANTY DEED

FROM

Bessie Hicks Dixon, a widow

TO

Jimmy Lee Sanford and wife,

Elder Sanford

10955

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 29 10 25 AM '68

NOTE BOOK 118 PAGE 500

RECORDING FEE $ 3.00

DEP. REG. _____

Rush

MAIL TO
Ben West, Atty
Commerce Union Bank Bldg
Nashville, Tenn. 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Jimmy Lee Sanford
c/o Nashville Rug Association
2700 Nolensville Road
Nashville, Tenn. 37204

STATE TAX $ 13.00
PROBATE .50
TOTAL $ 13.50

MAR 29 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.