This instrument was prepared by ERVIN M. ENTREKIN, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4224 PAGE 973

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
V. H. DIXON AND WIFE		Map 58-15
Capital City Leasing (NAME)	(NAME)	Par. 22-29
1531 Jefferson St. (STREET ADDRESS OR ROUTE NUMBER)	SAME AS NEW OWNER (STREET ADDRESS)	30-31
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of....TEN AND NO/100----------
....----------($10.00)----------*Dollars,*

cash in hand paid by V. H. DIXON and wife, HENRIE B. DIXON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

KINGS PROPERTY COMPANY, has
this day bargained and sold, and do hereby transfer and convey unto the said V. H. DIXON and wife, HENRIE B. DIXON, their
heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 13, 20, 21, and 22, on the Plan of Royal Crest Subdivision as of record in Book 3700, page 86, Register's Office for said County.

For a more complete description, reference to plan is hereby made. Being part of the real property conveyed to Kings Property Company, a partnership, by deed from Neely Whitfield, of record in Book 3854, page 533, said Register's Office, and by deed from Alfred Norris and wife, of record in Book 3854, page 529, said Register's Office.

This conveyence is subject to restrictive covenants contained in an instrument executed by Kings Property Company, a partnership, not dated, acknowledged September 9, 1966, filed September 20, 1966, and recorded in Book 4059, page 174, Register's Office for Davidson County, Tennessee, easement for public utility and drainage easements, anchor easements, overhang easements, building setback lines, and conditions of owners certificate, as shown on plan of record in Book 3700, page 86, Register's Office for Davidson County, Tennessee and to an instrument of record in Book 4103, page 125, said Register's Office, stating that Thomas C. Swann, Richard D. Sweeney and Ervin M. Entrekin have withdrawn from partnership and property to be conveyed must be conveyed by partnership and Henry Hudson.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 23rd day of April 1968

Affiant Mary Emsey Agent for V. H. Dixon

My commission expires: My Commission Expires April 21, 1971 Notary Public Reynolds Dixon

This is improved { } unimproved { } property, known as ..... (House Number) ..... (Street) ..... P. O. Address: NASHVILLE (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said V. H. DIXON and wife, HENRIE B. DIXON, their
heirs and assigns forever. It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes and as noted above. It does *further covenant and bind* itself, its successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* V. H. DIXON and wife, HENRIE B. DIXON, their
heirs and assigns, against the lawful claims of all persons.

Witness my hand this 23rd *day of* April, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KINGS PROPERTY COMPANY, partnership
BY: Henry Hudson
HENRY HUDSON, partner
BY: Henry Hudson
HENRY HUDSON, Individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darrow *a Notary Public in and for said County and State,* Henry HUdson as a partner in Kings Property Company, and individually

the within named 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, *this* 3rd *day of* April, *19* 68

Raymond H. Darrow *Notary Public*

Commission expires My Commission Expires April 21, 1971

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 2.90
PROBATE .50
TOTAL $ 3.40

APR 4 1968

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

B.T.C. Lawyers 198169

WARRANTY DEED

FROM

TO

1 1 6 4 6

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 4 12 11 PM '68

NOTE BOOK 118 PAGE 532
RECORDING FEE $ 3.00
DEP. REG. .50

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE