TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Dixon (NAME)	Walter M. Noel & Company, Inc.	8DA-24868 (2)
607 Waco Drive (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4232 PAGE 934 Stahlman Bldg. (STREET ADDRESS)	Map 91-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 83

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by Claude W. Powers and wife, to Walter M. Noel & Company, Inc., dated June 19, 1961, for the original sum of $8,300.00, with interest as set out in said note; both principal and interest payable $44.24 monthly, and said debt secured by a deed of trust of record in Book 3243, page 121, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to Federal National Mortgage Association, by instrument of record in Book 3245, page 223, said Register's Office,

JAMES E. LUNA AND WIFE, MAYBELLE LUNA ,

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES E. DIXON AND WIFE, EVELYN DIXON, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 24 on the Plan of Moss Wood Subdivision, Sec. II, as of record in Book 2900, page 123, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly side of Waco Drive, and runs back between lines, 194.5 feet on the southerly line and 192.7 feet on the northerly line, to a dead line in the rear on which it measures 46.3 feet.

Being the same property conveyed to Mary Mae Rose, a widow, by deed from Claude W. Powers and wife, as of record in Book 3764, page 341, said Register's Office, and being the same property conveyed to James E. Luna and wife, Maybelle Luna, by deed from Mary Mae Rose, a widow, of record in Book _____, page _____, Register's Office.

unimproved ( )
This is improved (X) property, known as 607 (House Number) Waco Drive (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.

Whenever 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 1st day of May 19 68.

Maybelle Luna

James E. Luna

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named

James E. Luna and wife, Maybelle Luna

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 6th day of May, 1968.

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed (2)
G-203052-jmn

FROM
JAMES E. LUNA, ET UX.

TO
JAMES E. DIXON, ET UX.

The actual consideration for this transfer or value of property (whichever is greater) is $ 8,152.36.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 6th day of May 1968

L. D. Richards
Notary Public

My commission expires April 25, 1970

PLEASE PUT IN TENN TITLE CO. BO

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - HERSEY

15199

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 6 12 48 PM '68
NOTE BOOK 118 PAGE 693
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 21.32
PROBATE .50
TOTAL $ 21.82

MAY 6 1968

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