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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

H. M. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 69

Notary Public

MY COMMISSION EXPIRES: Deputy Register

(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 |
|---|---|---|
| Grace E. Beasley et al (NAME) | Fidelity Federal Savings & Loan (NAME) | Map 67 |
| (STREET ADDRESS OR ROUTE NUMBER) | Fourth & Union Streets (STREET ADDRESS) | Par. 20 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | M.O. |

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, H. M. Dixon and wife, Madge Lillian Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace E. Beasley and Derrell W. Horner and wife, Lydia C. Horner

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 the 13th, formerly 25th Civil District of Davidson County, Tennessee, being Lot No. 5 of the William Alva Scott Lands, located on the northerly side of Hydes Ferry Pike, described as follows:

Beginning on the northerly margin of Hydes Ferry Pike at the corner of Lots Nos. 5 and 6, said point being the southwest corner of Tract 1 of the property conveyed to Margaret Lucille Taylor, by deed from William Alva Scott and wife, of record in Book 1729, page 185, Register's Office for said County; thence withthe line between said Lots Nos. 5 and 6, north 1660 feet; thence northeastwardly 220 feet to the corner of Lots Nos. 4 and 5; thence with the line between said lots, southwardly 1730 feet to the northerly margin of Hydes Ferry Pike; thence with the northerly margin of said Pike, westwardly 200 feet to the beginning, containing 7.78 acres, more or less.

Being the same property conveyed to H. M. Dixon and wife, Madge Lillian Dixon, by deed from George C. McGrew and wife, Marie McGrew, of record in Book 3436, page 491, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees herein have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by George C. McGrew and wife, Marie McGrew, to Louis Leftwich, Jr., Trustee, of record in Book 2827, page 515, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Hydes Ferry Pike Nashville, Tennessee
(House Number) (Street) (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 our hands this 10 th day of September, 19 69

H. M. Dixon

Madge Lillian Dixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. M. Dixon and wife, Madge Lillian 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 10 th day of September 19 69

Commission expires May 5,1971

Hubert T. Peeler
Notary Public

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**

H. M. Dixon and wife,

Madge Lillian Dixon

**TO**

Grace E. Beasley and

Derrell W. Horner and wife

Lydia C. Horner

A 53618

IDENTIF. REFERENCE

SEP 11 8 54 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Peeler & Peeler
2325 Crestmoor Dr.
37215

SEP 11 69 CONV 22,000.00
SEP 11 69 S'TAX A* 57.20
SEP 11 69 PR'FEE A* .50
SEP 11 69 W'DEED A* 3.00 * 60.70