This instrument was prepared by W. D. Hawkins, Jr., Atty, Fisk University
Nashville, Tenn.

# WARRANTY DEED

BOOK 4380 PAGE 701

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Hubert E. Dixon, Jr. (NAME) | Guaranty Mortgage Company (NAME) | Map 70-15 |
| 2316-11th Avenue North (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Par. 33 |
| Nashville, Tenn 37208 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PW |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and no/100 Dollars,

cash in hand paid to us paid by Hubert E. Dixon, Jr., and wife, Joyce Dixon, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James D. Turner, Jr., and wife, Lorine Turner

have this day bargained and sold, and do hereby transfer and convey unto the said Hubert E. Dixon, Jr., and wife, Joyce Dixon their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Kellow Acres, as of record in Book 3842, page 101, Register's Office for said County.

Said Lot No. 9 fronts 56.7 feet on the easterly side of 11th Avenue North and runs back between lines, 148.6 feet on the northerly line and 152.6 feet on the southerly line to a dead line in the rear, measuring 62.2 feet thereon.

Being the same property conveyed to James D. Turner, Jr., and wife, Lorine Turner by deed from Ray Barrett and Earl Hawkins, a partnership d/b/a B & H Company as of record in Book 4196, page 125, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 17th day of November, 19 69

Affiant

My commission expires: 9-3-70 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 2316-11th Avenue North (House Number) (Street), Nashville, Tenn 37208 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hubert E. Dixon, Jr., and wife, Joyce Dixon their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Hubert E. Dixon, Jr., and wife, Joyce Dixon their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th day of November, 19 69 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x James D. Turner, Jr.
James D. Turner, Jr.

x Lorine Turner
Lorine Turner

BOOK 4380 PAGE 702

NEW JERSEY
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Mercer

*Personally appeared before me,* Sara R Campbell, *a Notary Public in and for said County and State,* James D. Turner, Jr., and wife, Lorine Turner

*the within named 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~~ New Jersey *this* 17th *day of* November, 1969

Sara R Campbell *Notary Public*

SARA R. CAMPBELL
A Notary Public of New Jersey
My Commission Expires October 11, 1973

*Commission expires*.....

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*.....

| | | | | | |
|---|---|---|---|---|---|
| NOV 19 | CONV | 12,000.00 | | | |
| NOV 19 | S'TAX | | B* | 31.20 | |
| NOV 19 | PR'FEE | | B* | .50 | |
| NOV 19 | W'DEED | | B* | 3.00 | * 34.70 |

WARRANTY DEED

FROM

JAMES D. TURNER, JR., ET UX

TO

HUBERT E. DIXON, JR., ET UX

A 60972

IDENTIF. REFERENCE

Nov 19 11 17 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE