ADDRESS OF NEW OWNER:
Trinity Homes, Inc.
Nashville, Tennessee

SEND TAX BILLS TO:
c/o Capitol Realty Co.
1821 Jefferson Street
Nashville, Tenn. 37208

MAP & PARCEL NOS.
Map. 71-1
Par. 19-20

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

BOOK 4383 PAGE 963

For and in consideration of the sum of Ten ($10.00) Dollars

and no/100 - DOLLARS

cash in hand to us paid by Trinity Homes, Inc., a Tennessee Corporation and for other good and valuable considerations, the receipt of which is hereby acknowledged, we Hubert E. Dixon and wife, Ruth Dixon

have bargained and sold, and by these presents do transfer and convey unto the said Trinity Homes, Inc., a Tennessee Corporation its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: A tract of land in the 12th Civil District of Davidson County, Tennessee, and being more particularly described as follows: Beginning at a point in the west margin of Matthews Road (as widened by Project 68-R-45) said point also being in the south boundary of Hardie Yokley's unrecorded subdivision; Thence, with said margin of Matthews Road and with a curve to the left southerly 107.01 feet, said curve having a radius of 396.34 feet and a central angle of 15° 28' 7" to a point; Thence, southwesterly with a curve to the right having a radius of 25 feet, a central angle of 83° 46' 30", 36.55 feet to a point; Thence, S 12° 36' 55" E, 35.0 feet to a point in the centerline of Trinity Hills Parkway; Thence, with said centerline westerly and with a curve to the right having a radius of 1,273.94 feet, a central angle of 0° 13' 45", 5.37 feet to a point; Thence, S 12° 23' 10" E, 35.0 feet to a point; Thence, southeasterly with a curve to the right having a radius of 25.29 feet, a central angle of 87° 40' 34", 38.70 feet to a point in the west margin of said Matthews Road; Thence, southerly with a curve to the right having a radius of 670.0 feet, a central angle of 11° 27' 36", 134.01 feet to a point in said road margin; Thence, S 3° 15' E, 54.67 feet to a point in said road margin; Thence, S 86° 45' W, 120.80 feet to a point; Thence, N 4° 26' 13" W, 113.95 feet to a point; Thence, N 8° 28' 40" W, 118.0 feet to a point; Thence, easterly with a curve to the left having a radius of 1,273.94 feet, a central angle of 0° 27' 21", 10.13 feet to a point; Thence, N 8° 56' 1" W, 205.21 feet to a point in said south boundary of Hardy Yokley's Subdivision; Thence, S 81° 16' 13", 128.0 feet to the point of beginning.

Containing 1.07 acres, more or less, and subject to a Drainage Easement as of record in Book 4175, page 26, R.O.D.C., and being a part of the same property conveyed to Hubert Dixon as of record in Book 1014, page 194, R.O.D.C.

This is unimproved property

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trinity Homes, Inc., a Tennessee Corporation its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Trinity Homes, Inc., a Tennessee Corporation 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.

And we, Hubert E. Dixon and wife, Ruth Dixon do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Trinity Homes, Inc., a Tennessee Corporation its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of December, 1969

Hubert E. Dixon

Ruth Dixon

BOOK 4383 PAGE 964

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gwendolyn M. Green, a Notary Public in and for said County and State, the within named Hubert E. Dixon and wife, Ruth 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 1st day of December 19 69

Commission expires 9-3-70

Gwendolyn M. Green
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared A 62371 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) IDENTIFICATION REFERENCE 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 _____

DEC 3 11 30 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
HUBERT E. DIXON AND WIFE,
RUTH DIXON

TO
TRINITY HOMES, INC.
a Tennessee Corporation

The actual consideration or value of this transfer is $ 3,000.

Affiant

Subscribed and sworn to before me this 1st day of Dec., 1969.

NOTARY PUBLIC

My Commission expires 9-3-70

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-3 69	CONV	*3,000.00			
DEC-3 69	S'TAX		B*	7.80	
DEC-3 69	PR'FEE		B*	.50	
DEC-3 69	W'DEED		B*	3.00	* 11.30