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

# WARRANTY DEED

BOOK 4387 PAGE 410

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James Bigsby | Same | 8Da-2772 |
| (NAME) | (NAME) | Map 70-15 |
| 2318-11th Avenue North | | Par. 34 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn 37208 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and no/100 Dollars, cash in hand paid to us by James Bigsby and wife, Helen Bigsby and for other good and valuable considerations, the receipt of which is hereby acknowledged, We,

H. E. Dixon, Jr., and wife, Joyce Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said James Bigsby and wife, Helen Bigsby (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Kellow Acres, as of record in Book 3842, page 101, Register's Office for said County.

Said Lot fronts 61.4 feet on the easterly side of 11th Avenue North and extends back 144.9 feet on the northerly line and 148.6 feet on the southerly line to a dead line and measures 55.9 feet thereon.

Being the same property conveyed to H. E. Dixon, Jr. and wife, Joyce Dixon by deed from Thomas Hunt, Jr., and wife, Maxine Hunt as of record in Book 4384, page 877, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 18th day of December, 1969

Affiant H. E. Dixon

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

Notary Public Gwendolyn M. Green

This is improved (X) unimproved ( ) property, known as 2318-11th Avenue North, Nashville, Tenn 37208 (House Number) (Street) 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 James Bigsby and wife, Helen Bigsby 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 James Bigsby and wife, Helen Bigsby their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 18th day of December, 1969 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H. E. Dixon, Jr.

Joyce Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Gwendolyn M. Green *a Notary Public in and for said County and State,* H. E. Dixon, Jr., and wife, Joyce Dixon

*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, Tennessee *Tennessee, this* 12th *day of* December, *19* 69

*Commission expires* 9-3-70 *Notary Public*

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* .....

| | | | | | |
|---|---|---|---|---|---|
| DEC 18 69 | CONV | 13,900.00 | | | |
| DEC 18 69 | S'TAX | | B* | 36.14 | |
| DEC 18 69 | PR'FEE | | B* | .50 | |
| DEC 18 69 | W'DEED | | B* | 3.00 | * 39.64 |

**WARRANTY DEED**

FROM

H. E. DIXON, JR., ET UX

TO

JAMES BIGSBY ET UX

A 63961

IDENTIF. REFERENCE

DEC 18 3 25 PH '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