This instrument prepared by Mose J. Davie, Atty. 1026 4th Ave., North

WARRANTY DEED

BOOK 4398 PAGE 829

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dixon	Same	MAP 59-15
(NAME:)	(NAME:)	PAR 130
710 Ringgold Drive		T.P
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....

Three Thousand Seventy Two ($3,072.51) and 51/100 *DOLLARS*
cash in hand to us paid, the receipt of which is hereby acknowledged, and for the further assumption of a 1st Mortgage in the principal amount of $15,427.49 by the grantee, payable to the Glenn Justice Mortgage Company, Inc.

we, Thaddaeus Joseph Wilson, III and wife Dorris J. Wilson
.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert Dixon
his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Haynes Manor, Section 2, as of record in Book 3709, page 88, Register's Office for said County.

Said lot fronts 80 feet on the northerly side of Ringgold Drive and extends back 155 feet on the easterly line and 148 feet on the westerly line to a dead line and measures 80.3 feet thereon.

BEING the same property conveyed to Thaddaeus Joseph Wilson III and wife, Dorris J. Wilson by deed from James T. McLean and wife, as of record in Book 4112, page 836, R. O. D. C.

unimproved ( ) This is improved (X) property, known as 710 (House Number) Ringgold Drive (Street) Nashville, Tennessee (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Dixon
his *heirs and assigns, forever.*

And we *do covenant with the said* Robert Dixon
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.,* except as mentioned above

And we, Thaddaeus Joseph Wilson III and wife, Dorris J. Wilson
do further covenant and bind ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Dixon
his *heirs and assigns against the lawful claims of all persons whomsoever.*
Witness our *hand*s *this* 17th *day of* February, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 18,500.00

Affiant

Subscribed and sworn to before me, this the 17th day of February 1970

Notary Public

My Commission Expires: My Commission Expires July 29, 1970
(Affix Seal)

Thaddaeus Joseph Wilson, III

Dorris J. Wilson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Walker, a Notary Public in and for said County and State, Thaddaeus Joseph Wilson III and wife, Dorris J. Wilson

the within named 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 17th day of February, 19 70.

A. C. Walker, Notary Public

My Commission Expires July 29, 1970

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.....

FEB 19 70 CONV. 18,500.00
FEB 19 70 S'TAX A* 48.10
FEB 19 70 PR'FEE A* .50
FEB 19 70 W'DEED A* 3.00 * 51.60

WARRANTY DEED

FROM
Thaddaeus Joseph Wilson III and wife, Dorris J. Wilson
TO
Robert Dixon

A 69069

IDENTIF. REFERENCE

FEB 19 1 17 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE