This Instrument Prepared by
W. D. Hawkins, Jr., Attorney at Law
Fisk University
Nashville, Tennessee 37203

WARRANTY DEED

BOOK 4413 PAGE 874

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hubert E. Dixon, Et Ux (NAME)	Hubert E. Dixon, et Ux (NAME)	Map 92-6
509 West Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	509 West Trinity Lane (STREET ADDRESS)	Pat. 592
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37207 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------One and 00/100---------- *Dollars,*

and other good and valuable consideration paid by Ruth C. Dixon, my wife, the receipt of which is hereby acknowledged, I Hubert E. Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said Ruth C. Dixon

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot numbered "twenty-five" (25) on the map of Buchi's subdivision of lot No. 20 of McNairy's subdivision, the plan of which is of record in Book 421, page 66, of the Register's Office for Davidson County, Tennessee. Said lot No. 25 fronts fifty feet on the easterly side of Buchi Avenue, or 26th Avenue, North, and extends back eastwardly between parallel lines 153-1/3 feet, more or less, to an alley in the rear, being the same property conveyed to Bransford Realty Company by deed from Losen Woodard and wife, recorded in Book 769, page 253, of the Register's Office for Davidson County, Tennessee, and being also the same property conveyed to Hubert Dixon by deed from Bransford Realty Company, recorded in Book 694, page 277, RODC Tennessee.

This conveyance is made to establish tenants by the entirety between Hubert E. Dixon, Et Ux Ruth C. Dixon, as per Code of Tennessee Section 64-109.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1600.00

Subscribed and sworn to before me, this the 23rd day of April, 19 70

Affiant

My commission expires 9/13/70 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 732 26th Avenue, North (House Number) (Street) Nashville, Tennessee 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 Ruth C. Dixon *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruth C. Dixon her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 23rd *day of* April, 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.*

Hubert E. Dixon

BOOK 4413 PAGE 875

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23rd *day of* April, *19*70.

Gwendolyn M. Green *Notary Public*

Commission expires 9/3/70

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 .....

APR 28 70 CONV *1,600.00
APR 28 70 S'TAX A* 4.16
APR 28 70 PR'FEE A* .50
APR 28 70 W'DEED A* 3.00 * 7.66

WARRANTY DEED

FROM

HUBERT E. DIXON

TO

RUTH C. DIXON

A 7 5 7 6 3

IDENTIF. REFERENCE

APR 28 12 04 PM '70

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