WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4426 PAGE 23

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. E. Dixon et ux (NAME)	Commerce Union Bank (NAME)	Map 20-16
607 Westboro Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Par. 104
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37206 (CITY) (ZONE) (STATE)	Fal

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars **DOLLARS** cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We **have bargained and sold, and by these presents do transfer and convey unto the said** W. E. Dixon and wife, Rosa J. Dixon, their **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. 119 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, Page 60, Register's office for said County. Said Lot No. 119 fronts 75 feet on the southwesterly side of Westboro Drive and runs back to a dead line in the rear on which it measures 58.2 feet.

Being the same property conveyed to Kenneth D. Phillips and wife, Doretha F. Phillips by deed from Mildred R. Henderson Bryant, as of record in Book 4354, Page 430, said Register's office.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $15,061.77.

Sworn to and subscribed before me this 22 day of June, 1970.

W. E. Dixon
Affiant

My Commission Expires: 5-7-74

Notary Public

This is improved (XX) unimproved ( ) property, known as 607 Westboro Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hands this** 22 **day of** June, **19** 70

x Kenneth D. Phillips
KENNETH D. PHILLIPS

x Doretha F. Phillips
DORETHA F. PHILLIPS

THIS INSTRUMENT PREPARED BY:

JOEL E. JORDAN
Attorney at Law
1703 Parkway Towers
Nashville, Tennessee

BOOK 4426 PAGE 24

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for said County and State, the within named Kenneth D. Phillips and wife Doretha F. Phillips

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 22 day of June 19 70.

Commission expires 5-7-74

Betty Faye Hunt
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM KENNETH D. PHILLIPS and wife DORETHA F. PHILLIPS

TO W. E. DIXON and wife ROSA J. DIXON

A 81336

IDENTIF. REFERENCE

JUN 22 1 04 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN22 70 CONV 15,061.77
JUN22 70 S'TAX A* 39.26
JUN22 70 PR'FEE A* .50
JUN22 70 W'DEED A* 3.00 * 42.76