This instrument was prepared by W. D. Hawkins, Jr., Atty, Fisk University, Nashville, Tennessee 37202

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

W. M. Thomas

TO

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

Joyce A. Dixon

For draftsman's use

BOOK 4454 PAGE 926

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. E. Dixon, Jr., et ux (NAME)	Same (NAME)	2W-237 1/4
2022 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 93-2
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PAR 10

A 94313

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Oct 26 3 56 PM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 8,000.00 H. E. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 70

Notary Public

MY COMMISSION EXPIRES 5-1-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of Ten ($10.00) Dollars and no/100 **DOLLARS**

cash in hand paid to me by H. E. Dixon, Jr., and wife, Joyce A. Dixon, the receipt of which is hereby acknowledged and for other good and valuable considerations, I, W. M. Thomas

have bargained and sold, and by these presents do transfer and convey unto the said H. E. Dixon, Jr., and wife, Joyce A. 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 the south part of the west 34 feet of Lot 10 and the east 6 feet of Lot 9, on Harding Lytle Tract, as of record in Book 57, page 123, Register's Office for said County.

Said part of said lots adjoin and front together 40 feet on the north side of Jefferson Street, and extends back 99.47 feet on the east line and 93.59 feet on the west line, to a dead line in the rear on which it measures 40.50 feet.

Being part of the same property conveyed to W. M. Thomas by deed from Walter McCohen and wife, Macie Lela McCohen and Roberta Alsup as of record in Book 4301, page 36, R. O. D. C.

BOOK 1454 PAGE 927 WD-2

This is { unimproved ( ) / improved (X) } property, known as 2022 Jefferson Street, Nashville, Tenn 37208
(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 H. E. Dixon, Jr., and wife, Joyce A. Dixon their heirs and assigns, forever.

And I do covenant with the said H. E. Dixon, Jr. and wife, Joyce A. Dixon that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except a first mortgage payable to Commerce Union Bank with an unpaid balance of $4,393.77 as of 9-17-70 payable $62.50 monthly.

And I, W. M. Thomas do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said H. E. Dixon, Jr., and wife, Joyce A. Dixon their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of October, 19 70

W. M. Thomas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gwendolyn M. Green, a Notary Public in and for said County and State, the within named W. M. Thomas

the 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 26th day of October, 19 70

Gwendolyn M. Green, Notary Public.

Commission expires 5-1-74

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 .

OCT 26 CONV *8,000.00
OCT 26 STAX A* 20.80
OCT 26 PAYEE A* .50
OCT 26 WDEED A* 3.00 * 24.30

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires