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

WARRANTY DEED

BOOK 4505 PAGE 889

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
N. G. Simons et ux	Same	Map 30
(NAME:) 2400 Buena Vista Pike	(NAME:)	Par. 19
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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

Three Thousand Five Hundred ($3,500.00) and 00/100 *DOLLARS*
cash in hand to me paid, the receipt of which is hereby acknowledged,

I, Tommie H. Dixon, a widow
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said N. G. Simons and wife, Anna Belle Simons
their *heirs and assigns, a certain tract or parcel of*
land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described partly according to a survey of McKissack Brothers, October 25, 1948 as follows :

BEGINNING at a post in the northeasterly intersection of Whites Creek Pike and Trantham (Tranham) Road; thence with the margin of said Pike along a curve northerly 124 feet to the southwesterly corner of property conveyed to Marvin E. Adcock, by deed of record in Book 1646, page 331; thence with their southerly line and along a fence, north 59° East 494 feet, more or less, to a point in the westerly margin of Trantham Road; thence with the same, southeasterly, southerly and southwesterly to the point of beginning.

BEING property devised to Tommie H. Dixon, as devisee under the will of James I. Dixon, deceased, as of record in Will Book _____, page _____, probated April 15, 1971, of record in Minute Book 216, page 466, Probate Court for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) 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 N. G. Simons and wife, Anna Belle Simons
their *heirs and assigns, forever.*

And I *do covenant with the said* N. G. Simons and wife, Anna Belle Simons *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.*

And I, Tommie H. Dixon
do further covenant and bind myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* N. G. Simons and wife, Anna Belle Simons, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27 *day of* April, *19* 71, *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 $ 3,500.00

Affiant

Subscribed and sworn to before me, this the 27th day of April 27 19 71

Notary Public

My Commission Expires: July 31 1975
(Affix Seal)

Tommie H. Dixon

STATE OF OHIO)
) SS:
MAHONING COUNTY)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4505 PAGE 890

Personally appeared before me, GRACE V. ERCK, *a Notary Public in and for said County and State,* Tommie H. Dixon

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

Witness my hand and official seal at Elyria, Ohio Youngstown, Ohio *this* 7th *day of* May, *19* 71.

Grace V. Erck
Notary Public

GRACE V. ERCK, Notary Public
My Commission Expires 1/24/72

Commission expires January 24, 1972

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 .....

MAY28 CONV *3,500.00
MAY28 S'TAX A* 9.10
MAY28 PR'FEE A* .50
MAY28 W'DEED A* 3.00 * 12.60

WARRANTY DEED

FROM
Tommie H. Dixon
TO
N. G. Simons and wife,
Anna Belle Simons

Do not Publish

B 16585

IDENTIF. REFERENCE

MAY 28 10 15 AM '71

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

mail to
Capitol Realty Co
1821 Jefferson St
Nashville, Tenn