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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 19 71

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Dixon (NAME)	Guaranty Mortgage Company (NAME)	6DA 60028
303 Elysian Fields Rd. (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 133-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 79

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES M. ROGERS and wife, SHIRLEE H. ROGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL C. DIXON and wife, MARY ANN DIXON

HEREINAFTER CALLED THE GRANTEES, 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. 16 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, and amended in Book 3708, page 162, Register's Office for said County.

BEGINNING at a point in the southerly margin of Elysian Fields Road, said point being the common corner of Lot Nos. 16 and 17; thence southwardly 135 feet to a concrete monument, the southwest corner of Lot No. 17 and the southeast corner of Lot No. 16; thence westwardly with the south line of Lot No. 16 and the north line of Lot No. 8 & 9, 76.97 feet to an iron pin, the southwest corner of Lot No. 16 and the southeast corner of Lot No. 15; thence with the common dividing line between Lot Nos. 16 and 15, north 43° 33' west 135.15 feet to an iron pin in the south margin of Elysian Fields Road, said iron pin being the northeast corner of Lot No. 15 and the northwest corner of Lot No. 16; thence eastwardly with one south margin of Elysian Fields Road 31.5 feet to a concrete monument the beginning of a 4.32 degree curve; thence continuing eastwardly with said 4.32° curve, 46.01 feet to the point of beginning.

BEING the same property conveyed to James M. Rogers and wife, Shirlee H. Rogers, by deed from William D. Blick and wife, Ora C. Blick, of record in Book 4449, page 613, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 303 Elysian Fields Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 8th day of November, 19 71

James M. Rogers

Shirlee H. Rogers

O.K. R

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. ROGERS and wife, SHIRLEE H. ROGERS

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 11th day of November 19 71

Commission expires 12/12/72

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Attorneys Title G # 167447

WARRANTY DEED

FROM
JAMES M. ROGERS ET UX

TO
MICHAEL C. DIXON ET UX

B 37793

IDENTIF. REFERENCE

Nov 12 2 52 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

NOV 12	CONV	26,000.00			
NOV 12	S'TAX		A*	67.60	
NOV 12	PR'FEE		A*	.50	
NOV 12	W'DEED		A*	4.00	* 72.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Prepared by: Robert M. Doyle, Jr.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201