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

WARRANTY DEED

BOOK 4589 PAGE 73

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. E. Dixon, Jr. (NAME)	Same (NAME)	14W-2465
26 Claiborne Street (STREET ADDRESS OR ROUTE NUMBER)	2022 Jefferson Street (STREET ADDRESS)	Map 93-16
Nashville, Tennessee 37210 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37210 (CITY) (ZONE) (STATE)	Par. 1E.1

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 for other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mattie Carney

have this day bargained and sold, and do hereby transfer and convey unto the said H. E. Dixon, Jr.

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Ward of the city of Nashville, Davidson County, Tennessee, being Lot No. 396 in the Maury and Claiborne's Addition to Nashville, a plan of which is of record in the Register's Office for said County in Book 21, pages 84 and 85.

Said Lot No. 396 fronts 40 feet on the westerly side of Claiborne Street, between Perkins Street and the first alley north and extends back between parallel lines 165 feet to a 20-foot alley. On the said lot there is a one story frame dwelling known by its city no. as 26 Claiborne Street.

Being the same property conveyed to Mattie Carney by deed from Tennie Hogett, as of record in Book 866, page 552, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 24th day of February 19 72

Affiant

My commission expires 5-1-74 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 26 Claiborne Street, Nashville, Tenn 37210 (House Number) (Street) 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 H. E. Dixon, Jr.

his (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 my heirs and representatives, to warrant and forever defend the title to said real estate to said H. E. Dixon, Jr.

his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24th day of February, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mattie Carney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gwendolyn M. Green, *a Notary Public in and for said County and State,* Mattie Carney

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 Nashville *Tennessee, this* 24th *day of* February, *19*72

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* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

MAR 31 72 CONV *4,000.00
MAR 31 72 S'TAX A* 10.40
MAR 31 72 PR'FEE A* .50
MAR 31 72 W'DEED A* 4.00 * 14.90

WARRANTY DEED

FROM
MATTIE CARNEY
TO
H. E. DIXON, JR.

B 5 4 2 3 5

IDENTIF. REFERENCE

MAR 31 4 06 PM '72

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