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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 $15,508.50

Zander M. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1972.

Notary Public

MY COMMISSION EXPIRES: Commission Expires 11/19/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1720 Parkway Towers, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zander M. Dixon, etux (NAME)	Lomas & Nettleton (NAME)	Map 73-1
2109 Avalon Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	Par 149
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	15D-53270

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, Marvin York McClanahan and wife, Dianne N. McClanahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zander M. Dixon and wife, Linda T. 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. 24 on the Map of Highland View Subdivision of record in Book 1424, Page 39, Register's Office for said County.

Being the same property conveyed to Marvin York McClanahan and wife, Dianne N. McClanahan, by deed from Richard G. Spears and wife, Linda J. Spears, of record in Book 4426, Page 40, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 1558, Page 354, said Register's Office, and to the Plan of Record in Book 1424, Page 39, said Register's Office.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance on a deed of trust of record in Book 4426, Page 42, being collected by Lomas & Nettleton.

(See back of deed for further assumption statement)

This is unimproved ( ) improved (X) property, known as 2109 Avalon Drive, 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 27th day of July, 1972

Marvin York McClanahan

Dianne N. McClanahan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Dianne Ann Spivey, a Notary Public in and for said County and State, the within named Marvin York McClanahan and wife, Dianne N. McClanahan

the bargainors, 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 27th day of July 1972

Commission expires August 11, 1975

Mrs. Dianne Ann Spivey
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) (himself) acknowledged (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

SEP-5 72 CONV 15,508.50
SEP-5 72 S TAX A* 40.30
SEP-5 72 PR FEE A* .50
SEP-5 72 W DEED A* 4.00 * 44.80

Please mail to: Tolbert Realty Co.
2542 Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM Marvin York McClanahan, etux

TO Zander M. Dixon, etux

B 7 4 4 1 6

IDENTIF. REFERENCE

SEP 5 11 32 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 18, 1970, and filed for record June 22, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4426, Page 42, and note of even date thereby secured, in the original principal amount of $12,700.00 payable to Murphree Mortgage Co. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Marvin York McClanahan, etux, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.