BOOK 4654 PAGE 861

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THIRD NATIONAL BANK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Dixon et ux	Same	7DA-43080
(NAME)	(NAME)	116-16
4127 Sneed Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91
Nashville 37215 Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,*

paid in cash, and other good and valuable consideration received from the grantees herein, we,

Philbrick M. Crouch and wife, Angele L. Crouch,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees, David L. Dixon and wife, Carolyn S. Dixon, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 13 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County.

Said Lot No. 13 fronts 150 feet on the westerly side of Sneed Avenue and runs back between lines, 196.5 feet on the northerly line and 200 feet on the southerly line, to a dead line in the rear, measuring 138 feet thereon.

Being the same property conveyed to Philbrick M. Crouch and wife, Angele L. Crouch, by deed from Christine K. Ball, of record in Book 2022, page 605, said Register's Office.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1972.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,900.00

Subscribed and sworn to before me, this the _____ day of Nov. 9 19 72

Affiant

My commission expires: Jan. 30, 1974 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 4127 Sneed Avenue, Nashville, Tennessee (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 grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 9th day of November, 1972, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Philbrick M. Crouch
Philbrick M. Crouch

Angele L. Crouch
Angele L. Crouch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Philbrick M. Crouch and wife, Angele L. Crouch, the within named 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 9th day of November, 1972

Lynch D. Lancaster Jr.
Notary Public

Commission expires Jan. 30, 1974

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

Return to:
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WARRANTY DEED

FROM
PHILBRICK M. CROUCH et ux
TO
DAVID L. DIXON et ux

B 8 3 7 9 0

IDENTIF. REFERENCE

Nov 13 9 12 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 13 72	CONV	25,900.00			
NOV 13 72	S'TAX		A*	67.34	
NOV 13 72	PB'FEE		A*	.50	
NOV 13 72	W'DEED		A*	4.00	* 71.84

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