This instrument prepared by Thomas O. H. Smith, Jr., Atty., J. C. Bradford Building, Nashville, Tennessee, 37219

WARRANTY DEED

mail to ↗

10W 06235

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joe E. Dixon, et ux	Joe E. Dixon	42-16 358
(NAME) 2109 McGavock Pike	(NAME) 2109 McGavock Pike	BOOK 1668 PAGE 706
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------($10.00)----------

----------Ten and No/100---------- *Dollars,*

and other good and valuable considerations including the love and affection for our son, Joe E. Dixon

We, Frank P. Dixon and wife, Velma L. Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said Joe E. Dixon and wife, Ruth Dixon

an undivided 6/10ths interest in their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots No. 116, 117, and 118 on the Map of O. B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said lots Nos. 116, 117 and 118 front together 150 feet on the easterly side of 18th Avenue South, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank P. Dixon and others by deed from Joe E. Dixon, Inc., dated June 28, 1956 and recorded in Book 2548, page 514, 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 $ 53,550.00

Subscribed and sworn to before me, this the 29th day of December 19 72

Affiant Joe E Dixon et ux

My commission expires: 2-3-74 (Affix Seal)

Notary Public Velma L. Smith

This is { unimproved / improved (X) } property, known as 812 18th Avenue South, 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 Joe E. Dixon and wife, Ruth Dixon 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* Joe E. Dixon and wife, Ruth Dixon their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* December, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank P. Dixon

Velma L. Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas O. H. Smith Jr., a Notary Public in and for said County and State, Frank P. Dixon and wife, Velma L. Dixon

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 29th day of December, 19 72

Thomas O. H. Smith, Notary Public

Commission expires 2-3-74

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.....

WARRANTY DEED

FROM

Frank P. Dixon, et ux

TO

Joe E. Dixon and wife,

Ruth Dixon

B 8 9 5 5 7

IDENTIF. REFERENCE

DEC 29 3 33 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC29 72	CONV	53,550.00			
DEC29 72 S'TAX			A*	139.10	
DEC29 72 PR'FEE			A*	.50	
DEC29 72	W'DEED		A*	4.00	* 143.60

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE