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

mail to?
150 31495
15D 31500

BOOK 4668 PAGE 714

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe E. Dixon (NAME)	Joe E. Dixon (NAME)	73-1 1
2109 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	2109 McGavock Pike (STREET ADDRESS)	73-1 2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (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
his

(successors), heirs and assigns,

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

Being lot No. 1 of Block "B" of the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County. Said lot No. 1 fronts 88.2 feet on the westerly side of McGavock Avenue and runs back between parallel lines along the northeasterly margin of Willmeta Avenue, 165 feet to a dead line.

Being Lot No. 2 of Block B, on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County. Said Lot No. 2 of Block B fronts 100 feet on the west side of McGavock Avenue and runs back between parallel lines, 165 feet to a dead line.

The above described property is conveyed subject to restrictive covenants of record in Book 1195, page 308, and in Book 1218, page 15, Register's Office for said County.

Being the same real property conveyed to Frank P. Dixon et ux, by two warranty deeds, one from Howard W. Walding, et ux, dated April 6, 1949, and recorded in Book 1712, page 573 and the other from Ella Marie McGinnis dated May 1, 1950 and recorded in Book 1816, page 271, 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 $ 20,000.00

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

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

Affiant: Joe E Dixon

Notary Public: [illegible]

This is unimproved ( ) improved (X) property, known as 2109 McGavock Pike, 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
his

(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
his

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

Witness our *hand* s *this* 29th *day of* December, 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.*

Frank P. Dixon

Velma L. Dixon

BOOK 4668 PAGE 715

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 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* 29 *day of* December, *19* 72

Thomas O. H. Smith, Jr.
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 .....

DEC 29 72 CONV 20,000.00
DEC 29 72 S'TAX A* 52.00
DEC 29 72 PR'FEE A* .50
DEC 29 72 W'DEED A* 4.00 * 56.50

WARRANTY DEED

FROM
Frank P. Dixon, et ux

TO
Joe E. Dixon

389561

IDENTIF. REFERENCE

DEC 29 3 35 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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