BOOK 4688 PAGE 931 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,900.00

David A Ortegon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 1973.

Robert W. Thurman Jr.
Notary Public

MY COMMISSION EXPIRES: July 29, 1974
(My Commission Expires JULY 29, 1974)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY, CHERNAU & CASTLEMAN, 218 3rd Ave. No. Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. David A. Ortegon (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	
303 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	149 4
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	46 pt

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, James M. Dixon and wife, Beverly W. Dixon,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. ORTEGON AND WIFE, SANDRA E. ORTEGON,

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 the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, known as Tract "B" on a survey made by Hickerson-Miller, Surveyors, Engineers, July 14, 1959, more particularly described as follows:

Beginning at an iron pin on the northwesterly margin of Bell Lane, said pin being located 383.4 feet northeasterly from the southwestern margin of an old roadway at its intersection with the northwesterly margin of Bell Lane, said intersection being 0.5 mile more or less, northeast of the Murfreesboro Road; thence north 71° 40' west 200.00 feet to an iron pin; thence north 37° 50' east 94.0 feet to an iron pin; thence south 66° 10' east 200 feet to an iron pin in the northwesterly margin of Bell Lane; thence along said margin 41° 00' west 80.0 feet to the beginning, containing 0.38 acres, more or less.

Being the same property conveyed to James M. Dixon and wife, Beverly W. Dixon, by deed from Houston T. Ezell and wife, Mable W. Ezell, of record in Book 4452, page 607, said Register's Office.

This is unimproved (X) improved ( ) property, known as 303 Bell Road, 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 9th day of March, 1973

James M. Dixon

(Beverly W. Dixon)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named James M. Dixon and wife, Beverly W. Dixon,

the 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 9th day of March, 1973.

Commission expires July 29, 1974
My Commission Expires JULY 29, 1974

Robert W. Thurman, Jr.
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 (his oath / their several oaths) acknowledged (himself / 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

042045-9

WARRANTY DEED

FROM

JAMES M. DIXON AND WIFE,

BEVERLY W. DIXON

TO

DAVID A. ORTEGON AND WIFE,

SANDRA E. ORTEGON

B 9 8 2 3 8

IDENTIF. REFERENCE

MAR 14 3 01 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 14	CONV	19,900.00			
MAR 14	ST'TAX		A*	51.74	
MAR 14	PRFEE		A*	.50	
MAR 14	W'DEED		A*	4.00	* 56.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.