BOOK 4713 PAGE 962

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. E. Dixon, Jr. et ux	H. E. Dixon Realty Co.	
(NAME)	(NAME)	91-E
1026 43rd Avenue North	2022-Jefferson Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	76 Pt
Nashville, Tennessee	Nashville, Tennessee 37208	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and no/100 *Dollars,*

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby Acknowledged, We George Edward Douglas, Jr., George Edward Douglas, Sr., and wife Alice K. Douglas, Hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said H. E. Dixon, Jr., and wife Joyce A. Dixon Hereinafter Called the Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 52 on the Map of L. H. Davis Subdivision of Lot No. 41 of the Clifton Plan of record in Book 57, page 100 Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 50 feet on the easterly side of 43rd Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Edward Douglas Jr., George Edward Sr., and wife Alice K. Douglas by deed from Jack J. Cohen and Sam Garfinkle, of record in Book 2704, page 502, said Register's Office, Davidson County, Tennessee.

JUN-4??	CONV	*3,800.00			
JUN-4??STAX			A*	9.88	
JUN-4??PRFEE			A*	.50	
JUN-4??	WDEED		A*	4.00	* 14.38

This instrument was prepared by H. E. Dixon, 2022-Jefferson Street, Nashville, Tenn. 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,800.00

Subscribed and sworn to before me, this the 31st day of May 19 73

George E. Douglas Jr. Affiant

My commission expires: 5-1-74 (Affix Seal)

Gwendolyn M. Lucas Notary Public

This is ( ) unimproved (X) improved property, known as 1026 43rd Avenue North (House Number) (Street) Nashville, Tennessee 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 H. E. Dixon Jr., and wife Joyce A. Dixon *(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* H. E. Dixon Jr., and wife Joyce A. Dixon *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 31st day of May 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× George Edward Douglas Jr. Alice K. Douglas

George E. Douglas Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gwendolyn M. Green, *a Notary Public in and for said County and State,* George Edward Douglas Jr., George Edward Douglas Sr., and wife Alice K. Douglas

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* 31st *day of* May, *19*73

Gwendolyn M. Green *Notary Public*

Commission expires 5-1-74

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

George Edward Douglas Jr.,et al

TO

H. E. Dixon Jr., and wife Joyce A. Dixon

C 0 9 5 1 0

IDENTIF. REFERENCE

JUN 4, 3 11 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.-S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE