BOOK 4734 PAGE 146 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5 ~~.00~~

Robert Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1973

L. B. Kennedy Jr.
Notary Public

MY ~~COMMISSION EXPIRES~~: Aug. 29, 1976
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
B. ROY KENNEDY, JR., ATTORNEY, 921 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dixon (NAME)	Robert Dixon (NAME)	
1023 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	~~Robert Dixon~~ 1023 Villa Place (STREET ADDRESS)	92-10
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	15

Mail-7

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, MAMIE O. DIXON AND HENRY GOLDEN DIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT DIXON

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 48 on the Plan of I. L. Pendleton's Subdivision of the Steger Home Home Place, as of record in Book 421, page 106, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the southerly side of Georgia Avenue (formerly Douglas Street or Avenue and formerly Torbett Avenue), and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mamie O. Dixon and Henry Golden Dixon by deed from Phillip Saindon, Trustee, of record in Book 4465, page 750, said Register's Office.

This conveyance is made subject to vendor's lien retained in Installment Deed from Eva R. Garfinkle to Mamie O. Dixon and Sylvia J. Ratcliffe, of record in Book 3399, page 453, said Register's Office, unpaid taxes and any other encumbrances in effect.

This is ~~unimproved~~ ( ) improved (X) property, known as 2815 Georgia Avenue (House Number) Nashville, Tennessee (Street) (P. O. Address) 37209 (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 ~~2nd~~ 1st day of ~~May~~ September, 1971

Mamie O. Dixon
Mamie O. Dixon

Henry Golden Dixon
Henry Golden Dixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lucile P Blakemore, a Notary Public in and for said County and State, the within named Mamie O. Dixon and Henry Colden 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 1st day of Sept., 1971

Commission expires Feb-5 1972

Lucile P Blakemore
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

WARRANTY DEED

FROM
Mamie O. Dixon et al

TO
Robert Dixon

C 18216

IDENTIF. REFERENCE

AUG 6 10 06 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Aug. 6, 1973

C.O.	5,000.00	
S.T.	13.00	
P.F.	.50	
W.D.	4.00	17.50