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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22 Sav

M. Van Stanley, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPT 1973

Notary Public

MY COMMISSION EXPIRES: 11/6/74

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 2525 Lebanon Road Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Van Stanley, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	94-1
4070 Lake Parkway Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	121
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

mail to

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, John L. Dixon and wife, Linda C. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Van Stanley, Jr. and wife, Wanda J. Stanley

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 Davidson County, Tennessee, being part of the easterly part of Lot No. 8 on the Plan of Subdivision of the land of Jerry Bowen, deceased, as of record in Plan Book 2, page 134, Chancery Court for said County, described as follows:

Beginning on the southerly margin of Benson Avenue at the northwest corner of Lot No. 4 on the Map showing subdivision of Stanford-Guill property at Donelson, Tennessee, as of record in Book 843, page 42, Register's Office for said County; thence with the westerly line of said Lot No. 4 southwardly 150 feet more or less to the northeast corner of Lot No. 10 as shown on the Plan of the Subdivision of the land of Jerry Bowen, deceased, above mentioned; thence with the northerly line of said Lot No. 10, North 77½ deg. west 80 feet; thence northwardly 150 feet more or less to the southerly margin of Benson Avenue; thence with said Avenue eastwardly 80 feet to the beginning.

Being the same property conveyed to John L. Dixon and wife, Linda C. Dixon by deed from Robert E. McCord and wife, Opal B. McCord, as of record in Deed Book 4729, page 30, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 (House Number) Benson Avenue (Street) (P. O. Address) Nashville (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 28 day of July Sept, 19 73

John L Dixon

Linda C. Dixon

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Dixon and wife, Linda C. 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 28 day of July 1973

Commission expires 11/6/74

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
John L. Dixon, et ux

TO
M. Van Stanley, Jr. et ux

C 2 7 1 5 3

IDENTIF. REFERENCE

Oct 9 3 35 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-9[illegible]	CONV	22,800.00				
OCT-9[illegible]	S'TAX		A*	59.28		
OCT-9[illegible]	PR'FEE		A*	.50		
OCT-9[illegible]	W'DEED		A*	4.00	*	63.78