BOOK 4780 PAGE 92

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF January 19 74.

Notary Public

MY COMMISSION EXPIRES: May 15, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard T. Dixon (NAME)	First Federal Savings & Loan Assoc. (NAME)	
2829 Galesburg Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	150-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	197 PW

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, Frederick W. Mulbrecht, Jr. and wife, Roselyn M. Mulbrecht

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Dixon and wife, Rubynelle Dixon

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 Civil District of Davidson County, Tennessee, being Lot No. 720 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for said County.

Said Lot No. 720 fronts 84.79 feet on the westerly side of Galesburg Drive and runs back between lines 140 feet on the northerly line and 173.9 feet on the southerly line, to a line at the rear measuring 90.61 feet thereon.

Being the same property conveyed to Frederick W. Mulbrecht, Jr., and wife, Roselyn M. Mulbrecht, by deed from Ralph Stevens and Melvin Jones, d/b/a American Homes, of record in Book 4669, page 204, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 2829 GALESBURG DRIVE, NASHVILLE TENNESSEE 37217
(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 15 day of DECEMBER, 19 73

Frederick W. Mulbrecht

FREDERICK W. MULBRECHT, JR.

Roselyn M. Mulbrecht

ROSELYN M. MULBRECHT

STATE OF TENNESSEE
Davidson County
Oklahoma
Tulsa

BOOK 4780 PAGE 93

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick W. Mulbrecht, Jr. and wife, Roselyn M. Mulbrecht

the bargainor, 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 Oklahoma, Tennessee, this 5 day of December 1973

Commission expires: May 29, 1977

Anna Mae Fraim
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Frederick W. Mulbrecht, Jr., et ux

Roselyn M. Mulbrecht

TO
Richard T. Dixon and wife,

Rubynelle Dixon

C 3 8 2 1 3

IDENTIF. REFERENCE

JAN 11 2 31 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 11 74	CONV	36,000.00		
JAN 11 74	STAX	A*	93.60	
JAN 11 74	PRFEE	A*	.50	
JAN 11 74	MDEED	A*	4.00	* 98.10

Ynu 182998