This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

BOOK 4791 PAGE 265

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------
----------AND NO/100---------- DOLLARS ($ 10.00),
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4734, page 936, Register's Office for Davidson County, Tennessee which the grantees hereinafternamed agree to assume and promise to pay according to the terms and conditions thereof.

ADDRESS NEW OWNER:	SEND TAX BILL:	MAP-PAR NO.
Frank Barrett	National Mortgage Co.	4D 27682
Montchanin Terrace	4041 Knight Arnold Rd.	Map 64-2
Old Hickory, Tennessee	Memphis, Tennessee	Par 46
37138	38118	

WE, LIND RICHARD DIXON AND WIFE, MARTHA C. DIXON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
FRANK BARRETT AND WIFE, ALICE BARRETT, as tenants by the entirety,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in
DAVIDSON County, State of Tennessee, described as follows:

Being Lot No. 186 on the Plan of Brandywine Farms, Section 10, as of record in Book 4300, page 177, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Montchanin Terrace, said point being the common corner of Lots Nos. 186 and 187; thence with the line between said two lots, southeastwardly 257.74 feet to a point; thence north eastwardly 132.99 feet to the southerly margin of Rolling Mill Road; thence with the same, northwestwardly 235 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, to the left 39.27 feet to the easterly margin of Montchanin Terrace; thence with the margin of the same, southwestwardly 173.47 feet to the point of the beginning.

Being the same property conveyed to Lind Richard Dixon and wife, Martha C. Dixon by deed from Gordon Weaver, Inc. as of record in Book 4737, page 934, Register's Office for Davidson County, Tennessee.

*This is improved property known as Montchanin Terrace, Old Hickory, Tenn

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. EXCEPT AS HEREIN PROVIDED.
The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 22 day of Feb., 19 74

X Lind Richard Dixon — LIND RICHARD DIXON
X Martha C. Dixon — MARTHA C. DIXON

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF OKLAHOMA

Before me, Lind Richard Dixon and Martha C. Dixon, a Notary Public in and for the State and County aforesaid, personally appeared the within named LIND RICHARD DIXONAND WIFE, MARTHA 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 Oklahoma City OK. ~~Tennessee~~, this the 22nd day of February, 19 74

My commission expires: January 25, 1975

Notary Public

STATE OF _____

COUNTY OF _____

BOOK 4791 PAGE 266

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Sumner

I, (we) hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $ 53,661.58, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Bobbye Jones
Affiant

Subscribed and sworn to before me this 25th day of February 1974

Maynard R. Lemmons
Notary Public

My Commission expires:
My Commission Expires August 17, 1976

NOTARY PUBLIC LAWRENCE CO. TENN. STATE OF TENNESSEE

C 43350

WARRANTY DEED

From
LIND RICHARD DIXON, ET UX

To
FRANK BARRETT, ET UX

IDENTIF. REFERENCE

FEB 26 8 41 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

FEB26	CONV	53,661.58			
FEB26	S'TAX		A*	139.62	
FEB26	PR'FEE		A*	.50	
FEB26	WDEED		A*	4.00	* 144.12

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: