BOOK 4806 PAGE 368 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

28,900.00 Dennis C. Hixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 74.

Notary Public Leon Sharber

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis C. Hixon (NAME)	Mortgage Associates, Inc. (NAME)	10D 35020
3805 Marydale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	41 - 7
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	95

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, William Dickens et ux Fay Dickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis C. Hixon et ux Regena Hixon

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:

BEING Lot No. 27 on the Plan of Bell Valley as of record in Book 3500, Page 45, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William Dickens et ux Fay Dickens by deed of record in Book 4100, Page 036, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 3576, Page 614, and any existing easements.

This is unimproved ( ) improved (X) property, known as 3805 Marydale Drive, Nashville, Tennessee 37207
(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 hands this 8th day of April, 19 74

William Dickens: William Dickens

Fay Dickens: Fay Dickens

STATE OF TENNESSEE
Davidson County

BOOK 1806 PAGE 369

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named William Dickens et ux Fay Dickens

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 8th day of April 1974.

Commission expires 2-13-77

Leon Sharber
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
WILLIAM DICKENS ET UX
FAY DICKENS

TO
DENNIS C. HIXON ETUX
REGENA HIXON

C 5 0 2 1 6

IDENTIF. REFERENCE

APR 16 1 44 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR 16 74	CONV	28,900.00			
APR 16 74	S'TAX		A*	75.14	
APR 16 74	PR'FEE		A*	.50	
APR 16 74	W'DEED		A*	4.00	* 79.64

Leon Sharber
Attorney-at-Law
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