FORM NO. WD-1

BOOK 4841 PAGE 867

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Ora E. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ora E. Dixon (NAME)	Same (NAME)	2W 19575
1900 Cephas Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 81 7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 415

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, ESTHER WALLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORA E. 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 Davidson County, Tennessee, being Lot 14 on the Map of Cephas Woodard Subdivision of Lots Nos. 5 and 6, of the Woodard Plan, of Record in Book 161, page 174, Register's Office for said County.

SAID Lot No. 14 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to Esther Waller by deed from Fannie Averbuch, a widow, of record in Book 1536, page 445, Register's Office for Davidson County, Tennessee.

By instrument dated May 26, 1970 of record in Book 4420, page 743, said Register's Office, Esther Waller granted to David Harney certain contract rights for the purchase of said property. Subsequent to the execution and recording of said contract, the said Harney breached the agreement by failure to pay, abandoned the property, and the said Esther Waller took possession of the premises, the title thereto thus reverting to her as provided in said contract.

This is unimproved ( ) improved (X) property, known as 1900 Cephas Avenue, Nashville, Tennessee
(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 my hand this 26th day of July, 19 74

Esther Waller
Esther Waller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther Waller

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 1974.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 11-30-76

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

MS

WARRANTY DEED

FROM

ESTHER WALLER

TO

ORA E. DIXON

C 6 6 4 8 7

IDENTIF. REFERENCE

AUG 8 12 43 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN.

AUG-8[illegible]	CONV	10,500.00			
AUG-8[illegible] S'TAX			A*	27.30	
AUG-8[illegible] PR'FEE			A*	.50	
AUG-8[illegible]	W'DEED		A*	4.00	* 31.80