This instrument prepared by:
James L. Smith, Attorney
142 North Main Street
Goodlettsville, TN 37072

BOOK 1842 PAGE 293

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jimmie Cordell Dixon et ux (NAME)	SAME (NAME)	Map 52 12
1222 Apache Lane (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par 91
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- *Dollars,*

cash in hand paid by Jimmie Cordell Dixon and wife, Brenda Lois Dixon, and other good and valuable considerations, the receipt of which is hereby acknowledged.

we, Kirby Clifton and wife, Pauline L. Clifton,

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmie Cordell Dixon and wife, Brenda Lois Dixon, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 10 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for said County. Being part of the same property conveyed to H. Jere Ford, Trustee, with full power by deed from J. R. Coarsey, Trustee, with full power of record in Book 4331, page 667, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kirby Clifton and wife, Pauline L. Clifton by deed of record in Book 4567, page 308, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4047, page 877, Register's Office for said County, and easements, set-back lines, conditions of Owner's Certificate, etc., as shown on the Plan of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 42400.00

Subscribed and sworn to before me, this the 25th day of July, 1974

Affiant

My commission expires: 1-29-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jimmie Cordell Dixon and wife, Brenda Lois Dixon, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jimmie Cordell Dixon and wife, Brenda Lois Dixon, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 25th day of July, 1974 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kirby Clifton

Pauline L. Clifton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

B. B. WELLS BOOK 1842 PAGE 294

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

Kirby Clifton and Pauline L Clifton

the within named 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 Old Hickory ..... *Tennessee this* 25th *day of* July, *19* 74

B. B. Wells
Notary Public

Commission expires 1-29-78

B. B. WELLS NOTARY PUBLIC AT LARGE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

AUG-9 74	CONV	42,400.00			
AUG-9 74	S'TAX		A*	110.24	
AUG-9 74	PR'FEE		A*	.50	
AUG-9 74	W'DEED		A*	4.00	* 114.74

WARRANTY DEED

FROM
KIRBY CLIFTON, ET UX

TO
JIMMIE CORDELL DIXON, ET UX

C 66664

IDENTIF. REFERENCE

AUG 9 2 43 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Old Hickory Employees Credit Union
Old Hickory, Tennessee