FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Randell E Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 1975.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randell E. Dixon (NAME)	Mortgage Associates, Inc. (NAME)	Map 83-10
409 Lakehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Par 107
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	23W 17650

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, J. R. Walling and wife, Mattie Belle Walling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randell E. Dixon and wife, Linda 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 No. 85, the southerly 5 feet of Lot No. 84 and the northerly 15 feet of Lot No. 86, all on the plan of McEwen Place, of record in Book 332, page 133, Register's Office for said County.

SAID property fronts 50 feet on the easterly margin of Lakehurst Drive, formerly 18th Street, and extends back between parallel lines 128 feet to a 15 foot alley.

BEING the same property conveyed to J. R. Walling and wife, Mattie Belle Walling by deed from Carl J. Batson and wife, Bettye Ruth Batson of record in Book 1466, page 5, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 409 Lakehurst Drive, 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 our hands this 9th day of May, 1975.

J. R. Walling
J. R. Walling

Mattie Belle Walling
Mattie Belle Walling

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 J. R. Walling and wife, Mattie Belle Walling

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 9th day of May 1975

Commission expires 5-1-76

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

JOHN V. ADAMS NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

J. R. WALLING, ET UX

TO

RANDELL E. DIXON, ET UX

C 98019

IDENTIF. REFERENCE

MAY 12 3 51 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

MAY 12 75	CONV	16,000.00			
MAY 12 75	S'TAX		A*	41.60	
MAY 12 75	PR'FEE		A*	.50	
MAY 12 75	W'DEED		A*	4.00	* 46.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.