ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
	H. E. Dixon	2W-23749
(NAME) H. E. Dixon	(NAME) 2022 Jefferson St	2W-23746
(STREET ADDRESS OR ROUTE NUMBER) 2022 Jefferson St	(STREET ADDRESS) Nashville, Tennessee	2W-23748
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	2W-23973

WARRANTY DEED

For and in consideration of the sum of $10.00 (TEN) ..... DOLLARS

Cash in hand paid by Hubert E. Dixon, the receipt of which is hereby acknowledged, I, W. M. Thomas

JUN-3[19]	CONV	12,000.00			
JUN-3[19]	S'TAX		A* 31.20		
JUN-3[19]	PR'FEE		A* .50		
JUN-3[19]	W'DEED		A* 6.00	*	37.70

have bargained and sold, and by these presents do transfer and convey unto the said Hubert E. Dixon

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Being part of Lots 7 and 8 on the Plan of the Subdivision of Lots Nos. 1 and 2 of the Harding Lytle Tract, as of record in Book 57, page 123, Register's Office for said County, described as follow:

BEGINNING at a point in the northerly margin of Jefferson Street, said point being the southeasterly corner of the property conveyed to Hemphill Press, Inc., by deed of record in Book 3840, page 791, and being the southwesterly corner of the property conveyed to S. H. Hemphill, Jr., et al, as of record in Book 917, page 176; thence with the northerly margin of Jefferson Street, south 81° 08' 43" west 23.81 feet to a point in the right of way of Interstate Highway I-40; thence with the same, North 23° 59' 46" East 46.94 feet to a point; thence south 6° 47' 04" east 39.58 feet to the point of beginning. Being the same property conveyed to W. M. Thomas, be deed from The Hemphill Press, Inc., a Tennessee Corporation, by deed of record in Book 4250, page 328, and re-recorded in Book 4262, page 937, said Register's Office.

TRACT II:

Being part of Lot No. 9 in the Subdivision of Lots 1 and 2 of the Harding Lytle Tract, as of record in Book 57, page 123, Register's Office for said County, described as follows:
BEGINNING at a point in the northerly margin of Jefferson Street, at the common corner of Lots 8 and 9; thence with the line between said lots, northwardly 88.23 feet to a point in the right of way of Interstate Highway I-40; thence with the margin of the same, north 74° 14' 18" east 44.55 feet to a point; thence south 6° 27' 04" east 93.59 feet to the northerly margin of Jefferson Street; thence with the margin of the same, westerly 44 feet to the point of beginning.

TRACT III:

Being part of Lot No. 8 on the Plan of the Subdivision of Lots Nos. 1 and 2 in the Harding Lytle Tract, as of record in Book 57, page 123, Register's Office for said County, described as follows:
BEGINNING at a point in the northerly margin of Jefferson Street at the common corner of Lots 8 and 9; thence with the margin of Jefferson Street north 81° 08' 43" west 41 feet to a point; thence north 6° 27' 04" west 39.58 feet to a point in the right of way of Interstate Highway I-40; thence with the margin of the same, north 23° 59' 46" east 56.19 feet to a point; thence north 74° 14' 18" east 12.66 feet to a point in the dividing line between Lots 8 and 9; thence with the same, southerly 88.23 feet to the point of beginning. Being the same property conveyed to W. M. Thomas, by deed of record in Book 4250, page 335, Register's Office for said County.

TRACT IV:

Being part of Lots Nos. 320, 321 and 322 on the Plan of McGavock, Wetmore and Other's Addition, as of record in Book 21, page 41, Register's Office for said County, and described as follows:
BEGINNING at a point in the south margin of an alley, in the north line of Lot No. 320; thence easterly along said alley, 40 feet; thence southerly 113.77 feet to the north line of the property to the State of Tennessee, by deed of record in Book 4133, page 863; thence with said line, south 51° 54' 43" West 43.08 feet to a point; thence northerly 128.46 feet to the point of beginning. Being the same property conveyed to W. M. Thomas, by deed from Joseph G. Williams, of record in Book 4171, page 651, said Register's Office.

unimproved ( )
This is improved (x) property, known as 2022 Jefferson Street
(House Number) (Street)
Nashville, Tennessee 37208
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 28th day of May, 19 75.

W. M. Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 4918 PAGE 80

Personally appeared before me, Benton B. Hare, a Notary Public in and for said County and State, the within named W. M. Thomas

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 19 75.

My commission expires August 13, 1978 Notary Public Benton B Hare

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Benton B Hare

Sworn to and subscribed before me
this 30th day of May, 19 75

~~My commission expires~~ _____ ~~Notary Public~~ J. Hood

This instrument was prepared by:
Citizens Savings Bank & Trust Co, 330 Charlotte
Name Address
Nashville, Tenn

WARRANTY DEED

FROM W. M. THOMAS

TO HUBERT E. DIXON

D 0 0 8 4 5

IDENT. REFERENCE

JUN 3 10 31 AM '75

DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73