BOOK 4929 PAGE 146

WARRANTY DEED

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
501 Cumberland Avenue

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Dixon et ux	Owner	Map #91-5
(NAME)	(NAME)	
631 Waco Drive		Parcel #71
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209		8 DA 24856
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Eight Hundred Thirty-six and 91/100 ($11,836.91) *Dollars,* receipt of which is hereby acknowledged, we, Andrew Wilson Cox and wife, Nancy I. Cox,

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

Being Lot No. 12 on the Plan of Moss Wood Subdivision, Section 2, as of record in Book 2900, page 123.

Said Lot No. 12 fronts 52.5 feet on the westerly side of Waco Drive and extends back between lines, 147.5 feet on the northerly side and 148.0 feet on the southerly side, to a line in the rear on which it measures 58.8 feet.

Being the same property conveyed to Andrew Wilson Cox and wife, Nancy I. Cox, by deed from James W. Johnson and wife, Jeanne Johnson, as of record in Book 4508, page 284, Register's Office for Davidson County, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,836.91

Subscribed and sworn to before me, this the 30 day of June 19 75

Affiant Andrew Wilson Cox

My commission expires: APRIL 17-1978 (Affix Seal)

Notary Public D. H. Webb Jr.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is { unimproved ( ) / improved (X) } property, known as 631 Waco Drive, Nashville, Tennessee 37209
(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 James E. Dixon and wife, Evelyn 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* James E. Dixon and wife, Evelyn Dixon, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 30 *day of* June 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew Wilson Cox
Andrew Wilson Cox

Nancy I. Cox
Nancy I. Cox

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned...., *a Notary Public in and for said County and State,* ..Andrew Wilson Cox and wife, Nancy I. Cox, ...

.....

.....

the within named 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 30 *day of* June, *19* 75

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires APRIL 17-1977 ..... *Notary Public*

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 .....

JUL-3 75 CONV 11,836.91
JUL-3 75 S'TAX A* 30.68
JUL-3 75 PR'FEE A* .50
JUL-3 75 W'DEED A* 4.00 * 35.18

Please mail to James E. Dixon
2211 Robertson Rd.
Nashville, Tenn. 37209

WARRANTY DEED

FROM

Andrew Wilson Cox et ux

TO

James E. Dixon et ux

D 05505

IDENTIF. REFERENCE

JUL 3 1 15 PM '75

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE