FORM NO. WD-1

BOOK 4940 PAGE 12

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,100.00

Donald A. Dixon
Affiant DONALD A. DIXON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August A.D. 19 75

Janice Freeman
Notary Public

MY COMMISSION EXPIRES: 1-30-79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Donald A. Dixon (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 61-15
1216 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 128
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	15D 20195

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, BILLY WAYNE DAVIS and wife, LAURA DIANNE DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD A. DIXON and wife, REDA F. 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:

BEING Lot No. 8, Block D, of Sunnymeade Estates, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a line in the rear on which it measures 50 feet thereon.

BEING the same property conveyed to Billy Wayne Davis and wife, Laura Dianne Davis by deed from Elizabeth J. Whitley Clark as of record in Book 4306, page 438, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record.

This is improved (XX) unimproved ( ) property, known as 1216 Ardee Avenue, Nashville, Tn. 37216
(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 hand s this 8th day of August, 19 75

X Billy Wayne Davis
BILLY WAYNE DAVIS

X Laura Dianne Davis
LAURA DIANNE DAVIS

STATE OF TENNESSEE
DAVIDSON County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Wayne Davis and wife, Laura Dianne Davis

the 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 NASHVILLE, Tennessee, this 8th day of August, 19 75

Commission expires 1-30-79

Notary Public

STATE OF TENNESSEE
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

WARRANTY DEED

FROM

TO

D 10407

IDENTIF. REFERENCE

AUG 8 4 17 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG-8-75	CONV	19,100.00			
AUG-8-75	S'TAX		A*	49.50	
AUG-8-75	PM'FEE		A*		
AUG-8-75	W'DEED		A*	4.00	* 54.16

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217