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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ROSIE LEE DIXON (NOW WHARTON)		~~Parcel 91 12 277~~
(NAME)	(NAME)	
3910 ALABAMA AVENUE	same	Field Bk. 11W65720
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUIT CLAIM DEED
~~WARRANTY DEED~~

For and in consideration of the sum of TEN AND NO/100 $10.00 DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged and the agreement, by Grantee to assume and pay the unpaid balance of a Vendors lien of record in Book 3577, page 555, Register's Office for Davidson County, Tennessee, payable to the order of Jack J. Cohen.

OCT-6[illegible] MISC A* 4.00 * 4.00

LOUISE WOODSON AND ROSIE MORAGNE have bargained and sold, and by these presents do transfer and convey unto the said ROSIE LEE DIXON, (NOW WHARTON) our 1/2 undivided interest in and to the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Tariff Reform Lot, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the northerly side of Alabama Avenue and runs back between parallel lines 150 feet to an alley.

Excluding from the above tract is part of Lot No. 21 conveyed to the State of Tennessee, by deed from Jack J. Cohen and Alven S. Ghertner, of record in Book ____, page ____, said Register's Office, and described as follows:

BEGINNING at a point which is the northwest corner of Lot No. 21 of Tariff Reform; thence with the south margin of an unnamed alley, running generally east and west between Delaware Avenue and Alabama Avenue, north 87°56' feet east 50 feet to a point; thence with a common line with the Wilma Landers Property of record in Book 578, page 114, Register's Office for said County, south 6° 00' feet west 37.5 feet to a point; thence south 74° 12' west 52.2 feet to a point in the west line of said Lot No. 21; thence northerly with said line 50 feet to the point of beginning, containing 2,190 square feet, more or less.

Being the same property conveyed to Rosie Lee Dixon, (now Wharton) and Hattie Hughes, of record in Book 3577, page 555, Register's Office for said County. The said Hattie Hughes having since died and Louise Woodson and Rosie Moragne, being the only Heirs-at-Law of Hattie Hughes.

unimproved ( )
This is improved (X) property, known as 3910 Alabama Avenue (House Number) Nashville, Tennessee (Street)

(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 unincumbered, 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 15th day of August, 19 75.

Louise Woodson
LOUISE WOODSON

Rosie Moragne
ROSIE MORAGNE

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY } ss

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Personally appeared before me, John G. Taylor, a Notary Public in and for said County and State, the within named Louise Woodson

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

Witness my hand and official seal at PITTSBURGH, PENNSYLVANIA this 15th day of August, 1975.

My commission expires Member, Pennsylvania Association of Notaries Notary Public

JOHN G. TAYLOR, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES JULY 13, 1978

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY } ss

Personally appeared before me, John G. Taylor, a Notary Public in and for said County and State, the within named Rosie Moragne, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at PITTSBURGH, PENNSYLVANIA this 15th day of August, 1975.

My commission expires Notary Public

JOHN G. TAYLOR, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES JULY 13, 1978
Member, Pennsylvania Association of Notaries

This is equal to or greater than the property would bring at a fair and voluntary sale.

Bessie H Manning

Sworn to and subscribed before me this 6th day of October, 1975.

My commission expires April 26, 1978 Notary Public

This instrument was prepared by:

C. H. Briley, Jr., Atty. P. O. Box 2645 Nashville, Tennessee

Name Address

QUIT CLAIM DEED
WARRANTY DEED
240587-7

FROM

LOUISE WOODSON & ROSIE MORAGNE

TO

ROSIE MAE DIXON, (NON HEARTON)

D 18696

IDENTIFICATION REFERENCE

OCT 6 2 40 PM '75

REGISTER

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.