This deed prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5001 PAGE 192

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Autistic Children of Tennessee, Inc.	SAME	Map 68
(NAME)	(NAME)	
2123 Fairfax Ave.		Parcel 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty nine thousand and no/100 ---------- ($49,000.00) ---------- Dollars,

cash in hand paid by Autistic Children of Tennessee, Inc., a Tennessee Corporation, the receipt of which is hereby acknowledged,

3-1-76 C.D. 49,000.00
ST. 127.40
P.R.D. 4.50
4.00
131.90

We, Huel M. Dixon and wife, Madge L. Dixon, have this day bargained and sold, and do hereby transfer and convey unto the said Autistic Children of Tennessee, Inc., a Tennessee Corporation, its (successors), ~~XXXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee described as follows: Beginning at a point in the Middle of the Hydes Ferry Turnpike, the northwest corner of the Burch Store lot, and running thence with the middle of said Pike South 65° west 7.32 poles and south 60-1/2° west 34 poles to a point in Mrs. Leak's east line; thence with her line, south 1° west 156 poles to a lynn, gum and poplar, her southeast corner; thence with a line of the Moore Tract, south 51-1/2° east 90 poles to a point on the river; thence up the river at low water mark, about 150 poles to William Hydes' southeast corner of a 48 acre tract on the river; thence with said tract north 74° west 10-3/4 poles, south 79° west 17 poles, north 49° west 11 poles, south 72-3/4 deg. west 26-1/4 poles to a point in the middle of the Bluff Road; thence with said Road, north 69° west 5 poles, north 75° west 6.8 poles to a stone; thence north 20° west 30 poles, north 14-1/2 deg. east 28 poles and north 4-1/2° east 32 poles to southwest corner of the Burch Store lot, and thence with said lot, north 5-1/2° east 22.4 poles to the place of beginning. Also beginning at a stake in the middle of the Hydes Ferry Turnpike, corner to the tract first above described, running thence with the middle of an old road, south 3-1/4° west 53.72 poles to a stake in the middle thereof; thence north 6° east 58.84 poles to the middle of said pike, and thence with the middle of said piké south 62° west 10.6 poles to the place of beginning.
Being the same property conveyed to Huel M. Dixon and wife, Madge L. Dixon, by deed from Hugh C. Howser, of record in book 3961, page 325, Register's Office for said County.
This conveyance is made subject to flowage easement, of record in book 2155, page 311, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 49,000.00
Subscribed and sworn to before me, this the 1st day of March 19 76
Affiant
My commission expires: 4/25/76 (Affix Seal)
Notary Public

NOTARY PUBLIC STATE AT LARGE TENN.

unimproved ( )
This is improved (X) property, known as ..... (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 Autistic Children of Tennessee, Inc. its (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 Autistic Children of Tennessee, Inc. its (successors), ~~heirs~~ and assigns, against the lawful claims of all persons.

Witness our hand s this 1st day of March, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Huel M. Dixon
Madge L. Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoey, a Notary Public in and for said County and State, Huel M. Dixon and wife, Madge L. Dixon

the within named bargainors, 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 1st day of March, 1976.

Commission expires 4/25/76

Mary Enoey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 228095

WARRANTY DEED

FROM

Huel M. Dixon et ux

TO

Autistic Children of Tennessee, Inc.

D 38158

IDENTIF. REFERENCE

MAR 1 2 47 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238