BOOK 4977 PAGE 295

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Colleen S. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1975.

Patricia A. Moore
Notary Public

MY COMMISSION EXPIRES: 5-8-79

(AFFIX SEAL)

Re-record
BOOK 5008 PAGE 101

THIS INSTRUMENT WAS PREPARED BY

Wilkins & Adams, Attys., 11th Floor, Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald R. Dixon et ux (NAME)	Third National Bank (NAME)	16DA 23065
1612 Observatory Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department J.C. Bradford Bldg. (STREET ADDRESS)	117-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (CITY) (STATE) (ZIP)	104

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, Mrs. Betty Ruth Miller, John C. Randolph, Jr. and Margaret B. Randolph

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Dixon and wife, Colleen S. 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:

LAND in Davidson County, Tennessee, being Lot No. 37 on the plan of Green Hills Subdivision, Section 1, of record in Plan Book 547, page 128, Register's Office for said County.

SAID Lot No. 37 fronts 75 feet on the northerly margin of Observatory Drive and extends back between parallel lines 150 feet to a dead line on the rear.

BEING the same property acquired by Mrs. Betty Ruth Miller, John C. Randolph, Jr. and Margaret B. Randolph by devise under the will of John C. Randolph, said will having been duly probated on September 11, 1975, the record of said probate proceedings having been entered in Minute Book 238, page 460, Office of the County Court Clerk, Probate Division, for Davidson County, Tennessee. Being the same property conveyed to John C. Randolph and wife, Margaret D. Randolph by deed from C.B. Kelley of record in Book 1036, page 310, said Register's Office, both grantees having since died with the said Margaret D. Randolph having pre-deceased the said John C. Randolph.

DEC-8 75	CONV	38,500.00		
DEC-8 75	S'TAX		100.10	
DEC-8 75	PR'FEE		.50	
DEC-8 75	W'DEED		4.00	* 104.60
MAR23 76	MISC		4.00	* 4.00

This is unimproved (X) improved ( ) property, known as 1612 Observatory Drive (House Number) (Street) Nashville, Tennessee 37215 (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 28th day of November, 1975

Mrs. Betty Ruth Miller

X John C. Randolph, Jr.
John C. Randolph, Jr.

Margaret B. Randolph
Margaret B. Randolph

STATE OF TENNESSEE
Davidson County

Re-record
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Betty Ruth Miller and Margaret B. Randolph

the 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 5th day of December 1975

Commission expires 9-8-79

Patricia S. Stroud
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D41337 Rel'd

IDENTIFICATION REFERENCE
MAR 13 10 34 AM '76
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

#3406

WARRANTY DEED

FROM
Mrs. Betty Ruth Miller and
John C. Randolph, Jr. and
Margaret B. Randolph

TO
Ronald R. Dixon and wife,
Colleen S. Dixon

D 27235

IDENTIFICATION REFERENCE
DEC 8 10 47 AM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
Return to: Ross Boyd
NASHVILLE, TENN.
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF GEORGIA
DE KALB COUNTY

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named John C. Randolph, Jr. 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 Forest Park, Georgia, this 28 day of November 1975

Lena B. Caldwell
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires July 31, 1978

Commission expires

LENA B. CALDWELL NOTARY PUBLIC GEORGIA STATE AT LARGE