BOOK 5039 PAGE 681

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

22,500.00

David W. Dickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF JUNE 1976

Barbara Pettigrew
Notary Public

MY COMMISSION EXPIRES: 6/4/1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Dickerson (NAME)	Dobson & Johnson, Inc. (NAME)	
2722 Mailan Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	73-13
Nashville, Tenn 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	182 pm

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 Harold Nixon et ux Donna B. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Dickerson et ux Sandra F. Dickerson

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. 26 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more detailed description.

Being the same property conveyed to Harold Nixon and wife, Donna B. Nixon by deed from the only Heirs of Mary N. Cowan, deceased, of record in Book 4522, page 140, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is improved { } unimproved property, known as 2722 Mailan Dr. Nashville, Tenn. 37206
(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 23TH day of JUNE , 1976

Harold Nixon Harold Nixon

Donna B. Nixon Donna B. Nixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Nixon et ux Donna B. Nixon

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 23TH day of JUNE, 19 76.

Commission expires 10/4/78

Barbara Ferguson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Harold Nixon

TO
David W. Dickerson

D 55723

IDENTIF. REFERENCE

JUN 28 1 21 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Mail
DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUN28	CONV	22,500.00			
JUN28	S'TAX		B*	58.50	
JUN28	PR'FEE		B*	.50	
JUN28	W'DEED		B*	4.00	* 63.00