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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,800.00

x [signature]
Affiant Thomas W. Dixon

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 76

[signature]
Notary Public

MY COMMISSION EXPIRES: 1-30-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 37219
THOMAS, HALLIBURTON & BALLIN, ATTYS., 107 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Thomas W. Dixon (NAME)	National Mortgage Company (NAME)	6DA-15151
62 Peachtree Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	119060130
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, DONALD E. RADER and wife, CHRISTINE S. RADER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. DIXON and wife, SHERRY H. 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. 48 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County.

SAID Lot No. 48 fronts 75 feet on the north side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Donald E. Rader and wife, Christine S. Rader by deed from Johnnie B. HESSON AND WIFE, Evelyn R. Hesson of record in Book 1787, page 629, said Register's Office.

This conveyance is subject to any and all easements and rights of way of public record and to restrictions of record in Book 1728, page 541, said Register's Office.

The said Donald E. Rader having since deceased.

[redacted]

unimproved ( )
This is improved (x) property, known as 62 Peachtree Street, Nashville, Tennessee
(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 my hand this 18th day of October, 19 76

x [signature]
CHRISTINE S. RADER, a widow

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine S. Rader, a widow

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 Nashville, Tennessee, this 18th day of October 19 76

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

D72974

IDENTIF. REFERENCE

OCT 19 9 10 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

OCT 19 76	CONV	16,800.00			
OCT 19 76	S'TAX		B*	43.68	
OCT 19 76	PR'FEE		B*	.50	
OCT 19 76	W'DEED		B*	4.00	* 48.18

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