BOOK 5101 PAGE 685

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,000.00 James H. Dixon Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER 19 76

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. DIXON, JR. (NAME)	Baker Mortgage Corporation (NAME)	71-4
2504 Oakwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	227
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	12D 02349

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, LILLIAN KAY VICK and husband, Leonard L. Bogle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. DIXON, JR. et ux DICYE MARIE 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. 10 on the plan of Shepardwood Subdivision, Section I, of record in Book 4175, page 82, Register's Office for said County.

SAID Lot No. 10 fronts 61.31 feet on the westerly margin of Oakwood Avenue and extends back 133.20 feet on the southerly line and 133.65 feet on the northerly line to a dead line in the rear, measuring 61.31 feet thereon.

BEING the same property conveyed to Lillian Kay Vick, a widow, as the surviving tenant by the entirety of the tenancy by the entireties created by the deed to William Joe Vick and wife, Lillian Kay Vick from James W. Fields, also known as James Winchell Fields, unmarried, of record in Book 4895, page 719, Register's Office for Davidson County, Tennessee.
Raymond E. Hooper executed this instrument on behalf of Lillian Kay Vick and Leonard L. Bogle pursuant to a Power of Attorney of record in Book 5101, Page 684, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) / improved (XX) property, known as 2504 Oakwood Avenue (House Number) (Street) Nashville, Tennessee 37207 (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 29TH day of DECEMBER, 19 76

Lillian Kay Vick by Raymond E Hooper
Lillian Kay Vick
By: Raymond E. Hooper
Atty.-in-Fact

Leonard L Bogle by Raymond E Hooper
Leonard L. Bogle
By: Raymond E. Hooper
Atty.-in-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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 (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

D 83288

WARRANTY DEED

FROM
LILLIAN KAY VICK

TO
JAMES H. DIXON, JR.

IDENTIF. REFERENCE

DEC 30 10 51 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219
Row 1 - Box 8

	DEC 30 76	CONV	25,000.00		
	DEC 30 76 S'TAX			B* 65.00	
STATE OF TENNESSEE	DEC 30 76 PR'FEE			B* .50	
COUNTY OF DAVIDSON	DEC 30 76	W'DEED		B* 4.00	* 69.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond E. Hooper with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Lillian Kay Vick and Leonard L. Bogle as their Attorney in Fact as the free act and deed of the within named Lillian Kay Vick and Leonard L. Bogle.

Witness my hand and official seal at Nashville, Tennessee, the 29th day of December, 1976.

NOTOT [illegible]

_____
Notary Public

M. E. WEEMS II NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: 2-5-77