ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL-NUMBERS:
W. A. Beasley III (NAME)	Same (NAME)	101 - 120
511 Woodlawn (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	101 65
Nash Tenn (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	8D-10675

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, JAMES E. DIXON and wife, EVELYN DIXON,

have bargained and sold, and by these presents do transfer and convey unto the said W. A. BEASLEY III

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I: Being at a stake in the center of River Road, thence south 72° 30' east 110 feet to a point in the center of said road; thence south 2° 603 feet to a point; thence north 87° west 106 feet to a point; thence north 2° east 633 feet to the point of beginning.

Being the same property conveyed to James E. Dixon, et ux, by deed from T. G. Scurlock, et ux, of record in Book 4534, page 843, said Register's Office.

Tract II: Being 1-1/2 acres of land on River Road, described as follows: Bordered on the west by David Bibee and bordered on the east by Ed Cullom and on the south by Ed Cullom. This parcel of land will have 110 feet frontage on River Road, going south 330 feet approximately, or any footage to make 1-1/2 acres.

Being the same property conveyed to James E. Dixon, et ux, by quit claim deed from T. G. Scurlock, et ux, of record in Book 4584, page 845, said Register's Office.

This is improved (X) unimproved ( ) property, known as River Road, Nashville, TN 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 28 day of December, 19 76.

James E. Dixon

Evelyn Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5101 PAGE 694

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named James E. Dixon and wife, Evelyn Dixon,

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 28th day of December, 19 76.

My commission expires 10-29-77 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

CR3.4 Title 1 6

Sworn to and subscribed before me
this 28th day of December, 19 76.

My commission expires 10-29-77 Notary Public Eunice Miller

DAVIDSON COUNTY, TENN.

mail

This instrument was prepared by:
O. B. Hofstetter, Jr., Attorney — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

DEC30'76	CONV	*5,000.00			
DEC30'76	S'TAX		B*	13.00	
DEC30'76	PR'FEE		B*	.50	
DEC30'76	W'DEED		B*	4.00	* 17.50

WARRANTY DEED

FROM

JAMES E. DIXON, ET UX,

TO

EVELYN DIXON

W. A. BEASLEY III

D 83292

IDENTIFICATION REFERENCE

DEC 30 10 54 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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