BOOK 5101 PAGE 695

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mrs. Cornelia T. Miller (NAME)	Same (NAME)	3W-725
408 Todd Preis Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-11-37
Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

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 acknowldged, we, JAMES E. DIXON and wife, EVELYN DIXON,

have bargained and sold, and by these presents do transfer and convey unto the said CORNELIA T. MILLER,

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

Being Lots Nos. 17 and 18 on the Map of W. B. Cooper's Addition, as of record in Book 57, page 39, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Clifton Pike and run back between parallel lines, Lot 18 running back along the easterly margin of 21st Avenue, North, 180 feet to an alley.

Being the same property conveyed to James E. Dixon, et ux, by deed of record in Book 4910, page 407, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as 2026 Clifton Pike, Nashville, TN
(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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, 1976.

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 $ 12,984.85
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this day of December, 1976.

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

Mail

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

DEC30'76 CONV 12,984.85
DEC30'76 S'TAX B* 33.80
DEC30'76 PR'FEE B* .50
DEC30'76 W'DEED B* 4.00 * 38.30

38.30

WARRANTY DEED
FROM JAMES E. DIXON, ET UX,
TO EVELYN DIXON
CORNELIA T. MILLER

D 8 3 2 9 3

IDENTIFICATION REFERENCE

DEC 30 10 55 AM '76

REGISTER DAVIDSON COUNTY, TENN.

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