BOOK 5109 PAGE 355

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances H. Hewlett	Thomas & Hill, Inc.	11d-23705
(NAME) 648 West Iris Drive	(NAME) P. O. Box 1833	34-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37204	(STREET ADDRESS) Charleston, W. Va. 25327	62
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)

Dollars,

and the assumption of an encumbrance as of record in Book 4744, page 696, Register's Office for Davidson County, Tennessee.

Buddy Dixon, Jr. and wife, Lucille Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said Frances H. Hewlett, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 43 on the Plan of Stanley Heights, of record in Book 3300, page 74, Register's Office, Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

This conveyance is made subject to restrictions of record in Book 3405, page 286, Register's Office, Davidson County, Tennessee

Being the same property conveyed to Buddy Dixon, Jr. and wife, Lucille Dixon by deed from Howard L. Caughron and wife, Margaret M. Caughron of record in Book 4744, page 694, Register's Office, Davidson County, Tennessee

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building; Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 12th day of January, 19 77

Affiant

My commission expires: Apr 21, 1980 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1420 Bain Drive, Madison, Tn. 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frances H. Hewlett, her *(successors), heirs and assigns forever.* We *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frances H. Hewlett, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* January, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Buddy Dixon, Jr.
Buddy Dixon, Jr.

Lucille Dixon
Lucille Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, Buddy Dixon Jr. & Lucille Dixon, *a Notary Public in and for said County and State,* the *within named 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 Nashville, Tennessee. *this* 26th *day of* January, *19* 77.

Commission expires Apr. 2, 1980

Mary Ensley
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...*, a Notary Public of the State and County aforesaid, personally appeared*.....*, with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*.....*of the*.....*, the within named bargainor, a corporation, and that* .....*he as such*.....*, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in.....*, this*.....*day of*.....*, 19*.....

.....*Notary Public*

Commission expires.....

WARRANTY DEED

FROM

Buddy Dixon, Jr. etux

TO

Frances H. Hewlett

This instrument was prepared by:

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

D 66875

IDENTIF. REFERENCE

JAN 26 2 35 PM '77

FEE ... DAVIDSON COUNTY, TENN.

Comparison of

JAN26 77	CONV	19,800.00			
JAN26 77	S'TAX		B*	51.48	
JAN26 77	PR'FEE		B*	.50	
JAN26 77	W'DEED		B*	4.00	* 55.98