BOOK 5117 PAGE 998

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Dixon	Baker Mortgage Corporation	23W 09005
(NAME) 1401 Calvin Avenue	(NAME) 2840 Northeast Expressway, #200	83-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) Atlanta, Ga. 30345	421
(CITY) (STATE) (P. O. ZIP)	(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, Henry E. Simpson, Jr. and Ida Jo McMurrain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen E. Dixon et ux Patricia L. 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 1 on the Plan of A Subdivision of the Hollins Home Place, as of record in Book 547, page 115, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to H. E. Simpson et ux Gladys F. Simpson by deed from J. C. Dale, Sr., Clerk & Master of record in Book 1207, page 575, Register's Office, Davidson County, Tennessee.

The said H. E. Simpson and Gladys F. Simpson have since deceased.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

Henry E. Simpson, Jr. and Ida Jo McMurrain are the only childred and heirs at law of H. E. Simpson et ux Gladys F. Simpson.

Power of Attorney from Ida Jo McMurrain to Henry E. Simpson, Jr., of record in Book 5087, page 82, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1401 Calvin Avenue Nashville, Tennessee 37206
(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 21ST day of FEBRUARY, 19 77

Henry E. Simpson, Jr. Henry E. Simpson Jr.

Ida Jo McMurrain by Henry E. Simpson Jr. Power of Attorney

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
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Henry E. Simpson, Jr., by Power of Attorney, to me known to be the person who executed the foregoing instrument in behalf of Ida Jo McMurrain, the bargainor, and the said Henry E. Simpson, Jr., Attorney-in Fact, who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Ida Jo McMurrain.

Witness my hand and official seal at Nashville, Tennessee, this 21st Day of February, 1977.

Earline Morrow
Notary Public

My Commission Expires: 1-29-79

EARLINE MORROW NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Henry E. Simpson, Jr.

TO
Stephen E. Dixon

D 90694

IDENTIF. REFERENCE

FEB 24 10 17 AM '77

FELIX T. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

FEB2477	CONV	32,000.00			
FEB2477	S'TAX		B*	83.20	
FEB2477	PR'FEE		B*	.50	
FEB2477	W'DEED		B*	4.00	* 87.70

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