FORM NO. WD-1

BOOK 5126 PAGE 785

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$29,235.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March 19 77

Notary Public

MY COMMISSION EXPIRES: Oct 18 1977

(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
Roger W. Dixon (NAME)	Home Federal Savings and Loan (NAME)	5DU 33662
76 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	162-7
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	13

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, O. W. Cooper et ux Helen B. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger W. Dixon et ux Sandra G. 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 No. 72 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to O. W. Cooper by deed from George C. Faulk of record in Book 5119, page 194, said Register's Office.

THIS conveyance is made subject to Restrictions of record in Book 744, page 3861, and to all easements as shown on the Plan of record in Book 3600, page 36, said Register's Office.

GRANTEES herein agree to assume and pay a first mortgage payable to Home Federal Savings and Loan of record in Book 4585, page 515, said Register's Office.

Escrow account and Insurance to be transferred to grantees.

Helen B. Cooper joins in to convey any rights she may have, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as 76 Benzing Road, Antioch, Tn. 37013
(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 our hand s this 15 day of March, 19 77

O. W. Cooper

Helen B. Cooper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. W. Cooper et ux Helen B. Cooper

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 15 day of March 19 77.

Commission expires Nov 23, 1977

R T Bradley
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 94896

WARRANTY DEED

FROM O.W. COOPER ET UX

TO ROGER W. DIXON ET UX

IDENTIF. REFERENCE

MAR 22 12 33 PM '77

REGISTER DAVIDSON COUNTY, TENN.

MAR 22 77	CONV	29,235.35			
MAR 22 77	S'TAX		B*	75.92	
MAR 22 77	PR'FEE		B*	.50	
MAR 22 77	W'DEED		B*	4.00	* 80.42