BOOK 5130 PAGE 366

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 77

Notary Public

MY COMMISSION EXPIRES: 4/27/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley E. Dixon, et ux	The Lomas & Nettleton Company	70-6-1
(NAME)	(NAME)	
2720 Tucker Road	P. O. Box 964	13DA-43115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218	Virginia Beach, Virginia 23451	
(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, WILLIAM G. NICHOLSON AND WIFE, KATHERINE M. NICHOLSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY E. DIXON AND WIFE, BARBARA 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 the northwesterly part of Lot No. 2 on the Map of Sarah A. McIntosh's Subdivision of the Daniel Young Property, as of record in Book 332, page 71, Register's Office for said County, and being the northwest part of a tract shown as 8.01 acres, more or less, on a survey of the Dr. R. E. Wyatt property, as of record in Book 974, page 25, said Register's Office, described as follows:

BEGINNING at a spike in the center of Tucker Road at the northwest corner of said Lot No. 2 being also the northwest corner of said 8.01 acre tract; thence with the northern boundary line of said lot and tract northeastwardly 325 feet to a northwest corner of the property conveyed to D. S. Richardson by deed from Jesse Burton Harper and wife, of record in Book 3178, page 275, said Register's Office; thence with said Richardson's line southeastwardly 125 feet to a point; thence southwestwardly 325 feet to the center of said road; thence with same northwestwardly 125 feet to the beginning.

BEING the same property conveyed to John F. Moses and wife, Nora B. Moses and William G. Nicholson and wife, Katherine M. Nicholson, by deed from Irene Kent Martin of record in Book 4279, page 305, said Register's Office; the said John F. Moses and Nora B. Moses having since died, the said John F. Moses predeceasing the said Nora B. Moses. By Will of record in Will Book 115, page 625, County Court for Davidson County, TN, title to the subject property was devised to Katherine M. Nicholson.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2720 Tucker Road, Nashville, TN, 37218
(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 hands this 30th day of March, 1977

William G. Nicholson — Katherine M. Nicholson

WILLIAM G. NICHOLSON KATHERINE M. NICHOLSON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Nicholson and Katherine M. Nicholson

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 30th day of March 19 77

Commission expires 4/24/80

M. L. Rowdall
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

FILE IN BOX 4

WARRANTY DEED

FROM

WILLIAM G. NICHOLSON AND WIFE,

KATHERINE M. NICHOLSON

TO

WESLEY E. DIXON AND WIFE,

BARBARA DIXON

D 9 6 6 4 5

IDENTIF. REFERENCE

APR 1 2 38 PM '77

REGISTER
DAVIDSON CO. TENN.

APR-17	CONV	27,000.00			
APR-17	S'TAX		B*	70.20	
APR-17	PR'FEE		B*	.50	
APR-17	W'DEED		B*	4.00	* 74.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.