THIS INSTRUMENT PREPARED BY H. PHILIP SADLER. ATTY., DONELSON, TN

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Dixon et ux	Same	
Rt #1 Dixon Rd (NAME) (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5154 PAGE 762 (NAME) (STREET ADDRESS)	124 - 14
Hermitage Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Ac

For and in Consideration of the sum of.....Ten and no/100 ($10.00).....*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20.00
Charles G Dixon
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd DAY OF June 1977.
W. D. Perkinson
Deputy Register

WILLIAM J. SMITH (deceased) and wife IRENE M. SMITH

have bargained and sold, and by these presents do transfer and convey unto the said ... CHARLES G. DIXON & wife JULIA M. DIXON

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lying in the Fourth Civil District of Davidson County, State of Tennessee, Beginning as follows, at the beginning corner of a tract of land conveyed by Jno. F. Wiley to Thos. A. Begarly and wife registered November 9, 1857 in book 27, page 191; thence south 75 poles to Joseph Ozments northwest corner; thence east with Joseph Ozments line 75 poles to a stake; thence north or northwardly 75 poles, more or less, to Preston Castleman line 70 poles to a stake in Francis Baker's line; thence with Baker's line to Baker's southeast corner; thence west 5 poles to the beginning corner, said tract containing thirty-five acres and twenty-five poles, more or less.

Being the same property conveyed to William J. Smith (deceased) and wife Irene M. Smith as of record in Deed Book 2343, Page 563 in the Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded herefrom is property previously conveyed to Charles G. Dixon and wife Julia M. Dixon as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, dated March 5, 1960, and more particularly described as follows:

Beginning at a point 700.5 feet from N.W. corner of William J. Smith et ux property and 63.2 feet from center of Granny Wright Road; thence S 82 degrees 30' E 245 feet to a point; thence S 13 degrees 23' W 200 feet to a point; thence N 82 degrees 30' W 245 feet to a point; thence N 13 degrees 23' E 200 feet to the beginning.

Being the same property conveyed to Charles G. Dixon and wife Julia M. Dixon by deed from William J. Smith (deceased) and wife Irene M. Smith as of record in Book 3067 Page 335 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles G. Dixon and wife Julia M. Dixon *their heirs and assigns, forever.*

And I *do covenant with the said* Charles G. Dixon and wife Julia M. Dixon *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Irene M. Smith *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles G. Dixon and wife Julia M. Dixon their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 3rd *day of* June, *1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Irene M. Smith

IRENE M. SMITH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named LYNNE M. SMITH

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 19 77.

[illegible] Notary Public.

Commission Expires [illegible].

LISA M. LEDBETTER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

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 , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

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WARRANTY DEED

FROM

WILLIAM J. SMITH (deceased)
& IRENE M. SMITH

TO

CHARLES G. DIXON &
JULIA M. DIXON

E 07126

JUN 3 12 25 PM '77

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

JUN-3-77 DOW
JUN-3-77 TAX
JUN-3-77 FREE
JUN-3-77 DEED

B* 52.00
B* .50
B* 8.00 * 60.50