WARRANTY DEED

BOOK 5179 PAGE 667

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe O. Mehaffey Et Ux (NAME)	1st Federal Savings & Loan Assoc. (NAME)	150-5
2829 Galesburg Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at 4th (STREET ADDRESS)	197
Nashville, Tennessee 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	2D-62285

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and the agreement to the grantees herein to assume the balance due and owing on a note payable to First Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4780, Page 94, Register's Office for Davidson County, Tennessee

Richard T. Dixon and wife, Rubynelle Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said Joe O. Mehaffey and wife, Elissa W. Mehaffey, their

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

Davidson

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 720 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for said County.

Said Lot No. 720 fronts 84.79 feet on the westerly side of Galesburg Drive and runs back between lines 140 feet on the northerly line and 173.9 feet on the southerly line, to a line at the rear measuring 90.61 feet thereon.

Being the same property conveyed to Richard T. Dixon and wife, Rubynelle Dixon by deed from Frederick W. Mulbrecht, Jr. and wife, Roselyn M. Mulbrecht, of record in Book 4780, Page 92, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4549, page 92, to the limitations on the plan of record in Book 4460, page 44, both Register's Office for said County, and to 1977 property taxes which the Grantees assume in full.

The escrow account and the insurance policy held inconnection with the above mentione deed of trust assumed by the Grantees is hereby transferred in full to the said Grant es.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 44,788.89

Subscribed and sworn to before me, this the 1st day of August 19 77.

Affiant Joe O. Mehaffey

My commission expires: _____ (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2829 Galesburg Drive (House Number) (Street) P. O. Address: Nashville, Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Richard T. Dixon and wife, Rubynelle Dixon, their

(successors), heirs and assigns forever. they *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

They *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe O. Mehaffey and wife, Elissa W. Mehaffey, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* August, 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.*

Richard T. Dixon

Rubynelle Dixon

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, Richard T. Dixon and Rubynelle Dixon

the within named 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 1st day of August, 19 77

Commission expires January 19, 1981

MARBUT GLENN GASTON NOTARY PUBLIC LARE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:
Marbut Glenn Gaston, Jr., Attorney
Suite 303 Belle Meade Office Park
Nashville, Tennessee 37205

Please return to:
Marbut Glenn Gaston, Jr., Attorney
Suite 303 Belle Meade Office Park
Nashville, Tennessee 37205

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IDENTIF. REFERENCE T

AUG 3 3 17 PM '77

REGISTER DAVIDSON COUNTY, TENN.

AUG-3 77	CONV	44,788.89			
AUG-3 77 S'TAX			B*	116.48	
AUG-3 77 PR'FEE			B*	.50	
AUG-3 77	W'DEED		B*	4.00	* 120.98

WARRANTY DEED

FROM

Richard T. Dixon and wife,

Rubynelle Dixon

TO

Joe O. Mehaffey and wife, Elissa W. Mehaffey

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York