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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7000.00

X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 1977

[signature] Notary Public

MY COMMISSION EXPIRES: 4/30/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. SPANN, Attorney 325 Plus Park Boulevard, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman Russell (NAME)	Same (NAME)	To be assgn.
RT. 2 OLD CHARLOTTE AVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37207 (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, Mrs. Lillie (Charles) Dixson and Mrs. Marjorie (Margie) Dixson Roeder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherman Russell, unmarried,

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:

Land in Davidson County, Tennessee, being Lot No. 58 in the subdivision of Lots Nos. 39 and 40, B. F. Cockrill Farm, a plan of which is recorded in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50' on the North side of Leslie Street and extends back northwardly between parallel lines and with the east margin of Ethel Street 150' to an alley 12' wide.

Being the same property conveyed to Everett Foster and wife, Annie Foster by Deed from S. D. Lovell and wife, Emma Lovell, of record in Book 412, Page 647, Register's Office for Davidson County, Tennessee, the said Everett Foster and wife, Annie Foster having since died and titled said property having been conveyed to Mrs. Lillie (Charles) Dixson and Mrs. Marjorie (Margie) Dixson by Will of record in Minute Book 245, Page 431, and Will Book 118, Page 716, office of the Probate Clerk for Davidson County, Tennessee.

It is agreed and understood that Mrs. Lillie Dixson and Mrs. Lillie (Charles) Dixson are one and the same person and that Mrs. Margie Dixson and Mrs. Marjorie Dixson Roeder are one and the same person.

unimproved ( )
This is improved (X) property, known as _____ (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 20TH day of OCTOBER, 1977

Mrs Lillie Dixson
Mrs. Lillie Dixson

Mrs. Margie Dixson Roeder
Mrs. Margie Dixson Roeder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Johnny Murray, a Notary Public in and for said County and State, the within named Mrs Lillie Dixson & Mrs Margie Dixson Roeder

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 Nashville, Tennessee, this 20 day of October 19 77

Commission expires 4/25/80

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

WARRANTY DEED

FROM Mrs. Lillie (Charles Dixson and Mrs. Marjorie (Margie) Dixson Roeder

TO Sherman Russell (Unmarried)

E 37752

IDENTIF. REFERENCE

Nov 18 3 04 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV18	CONV	*7,000.00			
NOV18	S'TAX		3*	18.20	
NOV18	PR'FEE		3*	.50	
NOV18	W'DEED		3*	4.00	* 22.70

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