BOOK 5245 PAGE 266

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,160.67

Robert Carroll Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 78

William D. Castleman
Notary Public

MY COMMISSION EXPIRES: Nov 9 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT CARROLL DIXON etux	DOBSON & JOHNSON, INC.	Map 71-15
(NAME)	(NAME)	
1210 Lischey Avenue	P. O. Box 17427	Par 464
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee	
(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, GORDON L. HAWKINS and wife, DONNA LOUISE HAWKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT CARROLL DIXON and wife, LINDA SUE 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:

LAND in Davidson County, Tennessee, being the northerly 17 feet of Lot No. 31 and the southerly 33 feet of Lot No. 32 on the Plan of Sharp and Horn's First Addition to Northeast Nashville, of record in Plan Book 57, Page 152, Register's Office for said County, described as follows:

SAID parts of Lots Nos. 31 and 32 front together 50 feet on the westerly side of North Fourth Street, formerly Lischey Avenue, and runs back between lines, 160 feet, more or less, to an alley, on which they measure approximately 50 feet.

BEING the same property conveyed to Gordon L. Hawkins and wife, Donna Louise Hawkins by deed from Harley Axwell, Trustee, of record in Book 5105, Page 556, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 4484, Page 471, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1210 Lischey Avenue, Nashville, Tennessee 37207
(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 4th day of January, 19 78

x Gordon L. Hawkins x Donna L. Hawkins

GORDON L. HAWKINS DONNA LOUISE HAWKINS

BOOK 5245 PAGE 267

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon L. Hawkins and wife, Donna Louise Hawkins

the bargainors, 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 4th day of January 1978.

Commission expires Nov 12, 1978

William B. Gregory
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
GORDON L. HAWKINS ETUX
DONNA LOUISE HAWKINS

TO
ROBERT CARROLL DIXON ETUX
LINDA SUE DIXON

E 47044

IDENTIF. REFERENCE

JAN 23 1 40 PM '78

FILE BOX 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 23 78	CONV	13,160.67			
JAN 23 78	S'TAX		B*	34.32	
JAN 23 78	PR'FEE		B*	.50	
JAN 23 78	W'DEED		B*	4.00	* 38.82