Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

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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 $ 41,500.00

Ronnie L. Dixon
Affiant

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

Marie B. Compton
Notary Public

MY COMMISSION EXPIRES: 6 Feb 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney - 2525 Lebanon Road, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie L. Dixon et ux (NAME)	The Kissell Company (NAME)	11D31035
411 Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	42-3
Madison , TN 37115 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	77

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, Margaret G. Little, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie L. Dixon and wife, Linda R. 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 Lot No. 95 on the Plan of Primrose Acres, Section One, as of record in Book 2663, page 106, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 95 feet on the southerly side of Hamblen Drive and runs back between lines 304.6 feet on the easterly line and 351.7 feet on the westerly line to a line at the rear measuring 165 feet thereon.

BEING the same property conveyed to William Wallace Little and wife, Margaret G. Little by deed from Gerald Michael Sullivan and wife, Peggy Wright Sullivan, of record in Book 3431, page 369, Register's Office for Davidson County, Tennessee, the said William Wallace Little having since died.

This is unimproved ( ) improved (X) property, known as 411 Hamblen Drive, Madison, Tennessee 37115
(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 my hand this 19th day of April, 19 78

MARGARET G. LITTLE: Margaret G. Little

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret G. Little

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 Nashville, Tennessee, this 19th day of April 19 78

Commission expires 6-Feb. 1982

Marie B Cummings
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
MARGARET G. LITTLE, A WIDOW

TO
RONNIE L. DIXON ET UX

LINDA R. DIXON

E 6 1 0 4 2

IDENTIF. REFERENCE

APR 21 9 31 AM '78

FELIX P. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

APR21 78	CONV	41,500.00			
APR21 78	S'TAX		B*	107.90	
APR21 78	PR'FEE		B*	.50	
APR21 78	W'DEED		B*	4.00	* 112.40

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.