78-7-27
FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,300.00

Robert V. Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1978

Lloyd W. Fyke
Notary Public

MY COMMISSION EXPIRES: 8-20-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert V. Daniel (NAME)	The Lomas & Nettleton Company (NAME)	51-12-27
113 Berkley Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	11D-66030
Madison, TN (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, JAMES E. DIXON, JR. and wife, CAROLINE H. DIXON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT V. DANIEL, A Single Person

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:

BEING Lot No. 35 on the Plan of Morningside Heights, Section 1, of record in Book 1130, page 76, said Register's Office, described as follows:

SAID Lot No. 35 fronts 105 feet on the northerly side of Berkley Drive and extends back 107.9 feet on the westerly line and 121.6 feet on the easterly line to a dead line in the rear measuring 106 feet thereon.

BEING the same property conveyed to James E. Dixon, Jr. and wife, Caroline H. Dixon, by deed from James B. Tramel and wife, Helen L. Tramel, of record in Book 4917, page 749, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 113 Berkley Drive, Madison, TN
(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 hand s this 24th day of July, 1978

James E. Dixon, Jr.
JAMES E. DIXON, JR.

Caroline H. Dixon
CAROLINE H. DIXON

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 James E. Dixon, Jr. and Caroline H. Dixon

the 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 26th day of July, 19 78

Commission expires August 20, 1979

Lloyd M. Peter
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

FILE IN BOX 4

WARRANTY DEED

FROM
JAMES E. DIXON, JR. and wife,
CAROLINE H. DIXON

TO
ROBERT V. DANIEL

E 7 9 3 0 5

IDENTIF. REFERENCE

JUL 27 3 00 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUL 27 78	CONV	32,300.00		
JUL 27 78	S'TAX		B*	83.98
JUL 27 78	PR'FEE		B*	.50
JUL 27 78	W'DEED		B*	4.00
			*	88.48

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.