BOOK 5323 PAGE 969 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

17,800.00

Michael E Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF AUGUST, 198

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Dixon (NAME)	Realty Mortgage, Inc. (NAME)	MAP 94-2
1620 Eastside Avenue (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, #250 (STREET ADDRESS)	PARCEL 30
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	23W-01860

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 Alice Thomson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Dixon and wife Virginia 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:

BEING Lot No. 285 on the plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Hugh Earl Thomson and wife Alice Thomson, by deed from Morris N. Fisher and wife Shirley Louise Fisher, as of record in Book 3467, Page 131, Register's Office for said County. The said Hugh Earl Thomson, having since died.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 1620 Eastside Avenue (House Number) (Street) Nashville, TN 37206 (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 9TH day of AUGUST, 198

~~Alice Thomson~~ x Alice B Thomson

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STATE OF KENTUCKY
MEADE County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Thomson

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~~ BRANDENBURG, KENTUCKY, ~~Tennessee~~, this 9TH day of AUGUST 19 78

Commission expires 7/27/82

X [signature]
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Alice Thomson

TO
Michael E. Dixon

E 8 2 3 5 4

IDENTIF. REFERENCE

AUG 11 2 29 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

AUG 11 78	CONV	17,800.00			
AUG 11 78	S'TAX		B*	46.28	
AUG 11 78	PR'FEE		B*	.50	
AUG 11 78	W'DEED		B*	4.00	* 50.78