BOOK 5325 PAGE 81

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,200.00

John DeMatteo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 19 78

Notary Public

MY COMMISSION EXPIRES: 6-

(AFFIX SEAL)

HAROLD REEVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Dematteo (NAME)	Exchange Bond & Mortgage Corporation (NAME)	15D2-53175
1900 Avalon Drive (STREET ADDRESS OR ROUTE NUMBER)	1635 Savoy Drive, NE (STREET ADDRESS)	72-8
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	170

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, Suzanne McCullough Dixon & husband Richard M. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Dematteo et ux Betty Dematteo

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. 17 on the Plan of Virginia Manor, of record in Plat Book 1835, Page 22, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Suzanne R. McCullough by deed of record in Book 3865, Page 897, and by divorse decree of record in Book 5287, Page 939, said Register's Office.

Suzanne R. McCullough, Suzanne Ridge McCullough and Suzanne McCullough Dixon are one and the same person.

Richard M. Dixon hereby joins in to convey any and all rights or interests he may have; especially his marital rights.

This conveyance is subject to a public utilities easement and building lines, of record in Plat Book 1835, Page 22, Register's Office, Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1900 Avalon Drive Nashville, TN 37216
(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 14TH day of AUGUST, 19 78

Suzanne McCullough Dixon — Suzanne McCullough Dixon

Richard M. Dixon — Richard M. Dixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne McCullough Dixon & husband Richard M. Dixon

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 14TH day of AUGUST 1978

Commission expires 6-28-81

Notary Public

HAROLD REA NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

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WARRANTY DEED

FROM Suzanne McCullough Dixon

TO John Dematteo

IDENTIF. REFERENCE

AUG 15 12 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 15 78	CONV	34,200.00			
AUG 15 78	S'TAX		B*	88.92	
AUG 15 78	PR'FEE		B*	.50	
AUG 15 78	W'DEED		B*	4.00	* 93.42