BOOK 5348 PAGE 325

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

William C. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 1978

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Gardner (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	15DA-30710
1642 Chase Avenue (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmoth Road (STREET ADDRESS)	72-10
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Deerfield, Ill. 60015 (CITY) (STATE) (ZIP)	313

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, Elmer R. Dixon et ux Peggy M. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Gardner et ux Anna M. Gardner

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. 34 on the Plan of Charles D. Coggins First Addition to Nashville, of record in Plat Book 421, Page 33, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Elmer R. Dixon and wife, Peggy M. Dixon by deed from Secretary of HUD, of record in Book 4893, Page 70, said Register's Office.

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

This is { unimproved ( ) improved (XX) } property, known as 1642 Chase Avenue (House Number) (Street) Nashville, TN 37216 (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 3RD day of OCTOBER, 1978

Elmer R. Dixon Elmer R Dixon

Peggy M. Dixon Peggy M. Dixon

BOOK 5348 PAGE 326

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer R. Dixon et ux Peggy M. Dixon

the bargainor, 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 3RD day of OCTOBER 1978

Commission expires 6-24-80

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

E 93258

WARRANTY DEED

FROM Elmer R. Dixon

TO William C. Gardner

IDENTIF. REFERENCE

OCT 10 12 36 PM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

File Book #12

OCT 10 78	CONV	23,500.00			
OCT 10 78	S'TAX		B*	61.10	
OCT 10 78	PR'FEE		B*	.50	
OCT 10 78	W'DEED		B*	4.00	* 65.60