BOOK 5376 PAGE 989

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 36,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER 19 78

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley A. Dixon (NAME)	McNeill Mortgage & Investment Co., Inc. (NAME)	
2905 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11227 (STREET ADDRESS)	6-12-139
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (CITY) (STATE) (ZIP)	12DZ02670

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, Dorothy M. Walton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley A. Dixon and wife, Sandra B. 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, described in part according to a November 17, 1978, survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, page 993, Register's Office for said County); thence, with Givens' northeasterly property line S 33° 25' E 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt's said property line, N 56° 30' E 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, page 467, said Register's Office); thence, with Lankford's southwesterly property line, N 26° 45' W 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence, with the southeasterly margin of said avenue, S 62° 30' W 85.0 feet to the point of beginning.

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

BEING the same property conveyed to Dorothy M. Walton by deed from Jim M. Fitts and Samuel P. Fitts and Alan Mevis of record in Book 5248, page 989, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2905 Jones Avenue (House Number) (Street) Nashville, TN 37207 (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 15TH day of DECEMBER, 19 78

Dorothy M. Walton

STATE OF TENNESSEE
Davidson County

BOOK 5376 PAGE 990

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy M. Walton

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 15TH day of DECEMBER 1978.

Commission expires 1-18-82

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
Dorothy M. Walton

TO
Wesley A. Dixon

F. 0 6 0. I. I.

IDENTIF. REFERENCE

DEC 19 4 02 PM '78

FELIX T. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Rec'd Bk 8 pg

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

DEC 19 78	CONV	36,500.00			
DEC 19 78	S'TAX		B*	94.90	
DEC 19 78	PR'FEE		B*	.50	
DEC 19 78	W'DEED		B*	4.00	* 99.40