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WARRANTY DEED

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FROM Joe E. Dixon and wife, Ruth O'Kain Dixon

ADDRESS NEW OWNER(S) AS FOLLOWS:	James R. West Et Ux Helene E. West 1417 McAlpine Avenue Nashville, Tennessee 37205
SEND TAX BILLS TO:	Security Pacific Mortgage Corporation 2460 W. 26th Avenue Denver, Colorado 80211
PREPARED BY:	Clyde Paul Holland, Attorney 2016 Parkway Towers Nashville, Tennessee 37219
	MAP-PARCEL NOS: Map 61-16 Par. 323

F 0 9 8 9 7

IDENTIF. REFERENCE

JAN 16 2 55 PM '79

FELIX Z. DILLSON II REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January, 1979
DATE

Thomas D. Gupton
NOTARY PUBLIC

Nov 12, 1980
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by JAMES R. WEST and wife, HELENE E. DIXON, and other good and valuable considerations, receipt of which is hereby acknowledged,

JOE E. DIXON and wife, RUTH O'KAIN DIXON

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES R. WEST and wife, HELENE E. WEST

their (his, her, its) heirs, successors 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, being Lot No. 21, Block C, on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

SAID Lot No. 21 fronts 100 feet on the northeasterly side of McAlpine Avenue and extends back between parallel lines 175 feet to a dead line in the rear.

BEING the same property conveyed to Joe F. Dixon by deed from Frank P. Dixon and wife, Velma L. Dixon, of record in Book 4668, Page 710, Register's Office for Davidson County, Tennessee

JAN 16 79	CONV	20,500.00			
JAN 16 79	S'TAX		B*	53.30	
JAN 16 79	PR'FEE		B*	.50	
JAN 16 79	W'DEED		B*	4.00	* 57.80

WARRANTY DEED

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unimproved ( )

This is improved (X) property, known as 1417 McAlpine Avenue Nashville Tennessee 37205
Number Street City State 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 JAMES R. WEST and wife, HELENE E. WEST their heirs, successors and assigns, forever.

AND we do do covenant with the said JAMES R. WEST and wife, HELENE E. WEST 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 except of record.

AND we, Joe E. Dixon and wife, Ruth O'Kain Dixon do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said James R. West and wife, Helene E. West their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 12th day of January, 1979

Joe E Dixon
JOE E. DIXON

Ruth O'Kain Dixon
RUTH O'KAIN DIXON

{STATE OF Tennessee; COUNTY OF Davidson} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named Joe E. Dixon and wife, Ruth O'Kain Dixon

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee.
City State

this 12th day of January 19 79

My Comm. Exp. 12-12-1980

Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)