D E E D

PARCEL NO. 70-4

MAP NO. 31 SE.

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This deed was prepared by:

Mose J. Davie, Attorney
1026 4th Avenue North
Nashville, Tennessee 37219

WHEREAS, by Warranty Deed as of record in Book 2443, Page 502, Register's Office for Davidson County, Tennessee, the following described tract or parcel of land was deeded to Erma E. Coleman Allen and Elizabeth Prentice Minnis, having since married, and whose present married name is Elizabeth Prentice Minnis Dixon, by a Warranty Deed from N. H. Barker and Herschel Greer.

WHEREAS, it is the desire of Elizabeth Prentice Minnis, a/k/a Elizabeth Prentice Minnis Dixon, to convey an interest in the said property to her husband, so that the said Oliver Henry Dixon may own an interest in the said tract or parcel of land as tenants by the entirety, under the provisions of Section 8461.1 of the Supplement to the Code of Tennessee, 1950, which is as follows:

> "8461.1. Estates by entirety: deeds between husband and wife: intention shown. Any married person owning property or any interest therein in his or her own name, desiring to convert his or her interests in such property into an estate by the entireties with his or her spouse, may do so by direct conveyance to such spouse by an instrument of conveyance, which shall provide that it is the grantor's intention by such instrument to create an estate by the entireties in and to the entire interest in the said property previously held by the grantor (1949, Ch. 225, Sec. 1, modified)."

NOW, THEREFORE, for and in consideration for the sum of One Dollar ($1.00) cash in hand paid by Oliver Henry Dixon, the receipt of which is hereby acknowledged, and it being the intention of the Vendor, Elizabeth Prentice Minnis Dixon, by this instrument to create an estate by the entireties in and to

her entire interest in the following described property previously held by the Grantor. I, Elizabeth Prentice Minnis Dixon, have bargained and sold, and by these presents do transfer and convey unto the said Oliver Henry Dixon, an interest as a tenant by the entirety in and to any interest that I might have in the following described tract of land, to-wit:

> Land in Davidson County, Tennessee, being Lot 1 on the plan of Haynes Heights Subdivision, Section 1, as of record in Book 2331, page 29, Register's Office for said county.
>
> Beginning at a point on the southwesterly margin of Whites Creek Pike at the common corner of Lots 1 and 2; thence with the line between said lots, 215 feet to a point; thence southeasterly 172.8 feet to a point in the margin of Manila Street; thence with same northeasterly 210.9 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to a point in the margin of Whites Creek Pike; thence with the margin of said pike 150 feet to the point of beginning.
>
> Being a part of the same property conveyed to Erma E. Coleman Allen and Elizabeth Prentice Minnis by Warranty Deed from N. H. Barker and Herschel Greer, as of record in Book 2443, Page 363, Register's Office for Davidson County, Tennessee. The said Erma E. Coleman Allen having since died, and leaving Elizabeth Prentice Minnis, a/k/a Elizabeth Prentice Minnis Dixon, as her sole heir-at-law.
>
> The said property is improved and known as 600 Nocturne Drive, Nashville, Tennessee 37207. Send all tax statements to Elizabeth Prentice Minnis Dixon and husband, Oliver Henry Dixon, at the aforesaid address.

To have and to hold the said interest as tenants by the entirety in and to the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Oliver Henry Dixon, his heirs and assigns forever.

And I, Elizabeth Prentice Minnis Dixon, do covenant and bind myself, my heirs and assigns to warrant and forever defend the title conveyed to Oliver Henry Dixon, as a tenant by the entirety, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand at Nashville, Tennessee, this 25th day of January, 1979.

Elizabeth Prentice Minnis Dixon

MRS. ELIZABETH PRENTICE MINNIS DIXON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, Mose J. Davie, a Notary Public in and for said county and state, the within named Elizabeth Prentice Minnis 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 25th day of January, 1979.

Notary Public

My commission expires:
November 3, 1980.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1.00.

AFFIANT

Sworn to and subscribed before me this _____ day of January, 1979.

DEPUTY REGISTER

F. I. 1 2 2 2

IDENTIF. REFERENCE

JAN 25 11 55 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN25'79 MISC B* 6.00 * 6.00