9554 03/80 P... CHECK

BOOK 5407 PAGE 871

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1979

Notary Public

MY COMMISSION EXPIRES: 8-7-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Perry R. Happell, 1206 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry R. Happell, Trustee (NAME)	Baker Mortgage Corp. (NAME)	71-4
1206 Fidelity Federal Bldg. (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	227
Nashville, TN 37219 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	12D-02349

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, James H. Dixon, Jr. and wife, Dicye Marie Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry R. Happell, Trustee

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, being Lot No. 10 on the Plan of Shepardwood Subdivision, Section I, of record in Book 4175, page 82, Register's Office for said County.

SAID Lot No. 10 fronts 61.31 feet on the westerly margin of Oakwood Avenue and extends back 133.20 feet on the southerly line and 133.65 feet on the northerly line to a dead line in the rear, measuring 61.31 feet thereon.

BEING the same property conveyed to James H. Dixon and wife, Dicye Marie Dixon, by deed from Lillian Kay Vick and husband, Leonard L. Bogle, of record in Book 5101, page 685, Register's Office for Davidson County, Tennessee

This conveyance is subject to a first mortgage in the original amount of Twenty-four thousand, eight hundred, fifty and no/100 ($24,850.00), to Baker Mortgage Corporation, executed by the grantors herein on December 29, 1976, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 2504 Oakwood Avenue, Nashville, TN 37207
(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 our hand s this 7th day of March, 1979

James H. Dixon, Jr.

Dicye Marie Dixon

BOOK 5407 PAGE 872

STATE OF TENNESSEE
Davidson County

Personally appeared before me, PERRY R. HAPPELL, a Notary Public in and for said County and State, the within named James H. Dixon, Jr. and wife, Dicye Marie Dixon

the bargainors, 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 7th day of March 19 79.

Commission expires 8-29-79

Perry R. Happell
Notary Public

PERRY R. HAPPELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

James H. Dixon, Jr. and wife,

Dicye Marie Dixon

TO

Perry R. Happell, Trustee

I-9469

IDENTIF. REFERENCE

MAR 20 1 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5407 PAGE 873

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

31500.00- CAMT.
81.90 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 86.40-
9954A03/20/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E-I-9469

IDENTIF. REFERENCE

MAR 20 · 1 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 671520