This instrument prepared by:
Thomas J. Stack, Jr. Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5484 PAGE 471

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Mathis and wife, Mary Z. Mathis (NAME)	Mercantile Mortgage Company (NAME)	Map 118
3506 General Bates Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	parcel 9
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	St. Louis, Missouri, 63178 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by John M. Mathis and wife, Mary Z. Mathis and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Dolores Rucker Wright Dixon and husband, Billy H. Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said

John M. Mathis and wife, Mary Z. Mathis

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.

Said part of Lot No. 29 fronts 75 feet on the southeasterly side of General W. B. Bates Drive and runs back 165 feet on the southerly line and 170.3 feet on the northerly line, with the southerly line of Lot No. 6 on the Plan of the First Addidtion to Woodmont Boulevard Section of Marengo Park, as of record in Book 974, page 83, said Register's Office, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to James A. Wright and wife, Dolores Rucker Wright by deed from Odell Jones and wife, in Book 1225, page 195, and by deed of correction from Odell Jones, et al recorded in Book 1247, page 236 said Register's Office , the said James A. Wright having since died and the said Dolores Rucker Wright now being Delores Rucker Wright Dixon.
This conveyance being subject to a 10 foot easement for public utilities along the southerly line of premises, and 30 foot building setback line from Bates Drive, as shown on the Plan of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is: $ 55,500.00

Subscribed and sworn to before me, this the 15th day of August 19 79

Affiant

My commission expires: 5-12-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3506 General Bates Drive (House Number) (Street), Nashville, Tennessee 37204 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John M. Mathis and wife, Mary Z. Mathis

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except 1979 taxes which have been prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John M. Mathis and wife, Mary Z. Mathis

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* August , 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dolores Rucker Wright Dixon

Billy H. Dixon

Billy H. Dixon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C. KOTA, *a Notary Public in and for said County and State,* Dorores Rucker Wright Dixon and husband, Billy H. Dixon, *the within named 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 *this* 15 *day of* August, *19* 79.

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Nancy L. Kota
Notary Public

Commission expires 4-18-82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, *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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____ *this* _____ *day of* _____, *19*_____

_____
Notary Public

Commission expires _____

5325

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

Dolores Wright Dixon et vir

TO

John M. Mathis et ux

F 47072

IDENTIF. REFERENCE

AUG 20 9 39 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5484 PAGE 473

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
			5325A08/20/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 7 0 7 2 1

IDENTIF. REFERENCE

AUG 20 9 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705799