THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Deborah L. Dixon	Same	91-15
(NAME)	(NAME)	
5100 Nevada Avenue		#177
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		25W-275
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/ 100 ($10.00)----------
---------- BOOK 5503 PAGE 441 (Dollars)

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Herbert T. McCall, and wife, secured by a deed of trust of record in Book 5446, page 971, Register's Office for Davidson County, Tennessee

JOHN J. ROPER (UNMARRIED)

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

DEBORAH L. DIXON
her

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being part of Block No. 11 in Realty Savings Bank and Trust Company's Revised Plan of West End Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Nevada Avenue at a point 150 feet west of the northwest corner of said Avenue and 51st Avenue North; thence with the northerly margin of Nevada Avenue, westwardly 50 feet to the southeast corner of the property conveyed to Fanny K. Murphy of record in Book 1308, page 164, RODCT, thence with the easterly line of Murphy, northwardly 180 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50 feet; thence southwardly 180 feet to the beginning.

Being part of the same property conveyed to John J. Roper by deed from Herbert Travis McCall and wife, Mary Eleanor McCall, of record in Book 5446, page 968, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,400.00

Subscribed and sworn to before me, this the 21st day of September 19 79

Affiant

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as 5100 Nevada Avenue, Nashville, Tennessee
(House Number) (Street) 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

DEBORAH L. DIXON
her

(successors),

heirs and assigns forever. I *covenant that* I am *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 for deed of trust in Bk.5446,p.971 plan of record in Bk.421,p.18

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* DEBORAH L. DIXON
her

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

Witness my *hand this* 21st *day of* September, *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.*

John J. Roper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John J. Roper

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee*
this 21st *day of* September, *19*79

Commission expires 2/23/81 *Notary Public*

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 .....

3620 [illegible] CHECK

WARRANTY DEED

FROM
John J. Roper

TO
Deborah L. Dixon

F 53679

IDENTIFICATION

SEP 24 9 53 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 5503 PAGE 443

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			18400.00- CO	
			47.84 CO TX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	54.34-
3620A09/24/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 53679

TOGETHER WITH REFERENCE

SEP 24 9 53 AM '79

REGISTER

No. 713857