6634 10/05 128.44- CHECK

BOOK 5510 PAGE 112

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

Ronald E. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 19 79

Carol D. Kirk
Notary Public

MY COMMISSION EXPIRES: 7-23-80
(AFFIX SEAL)

DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Dixon (NAME)	Molton Allen & Williams Inc (NAME)	MAP 76-5
4824 Leesa Ann Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	PAR 129
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	

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 Larry Jones dba Regency Builders and wife Gloria A. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Dixon and wife Brenda J. Dixon

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. 135 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County. Said Lot No. 135 fronts 85 feet on the northerly side of Leesa Ann Lane and extends back between parallel lines 144.59 feet to a dead line. Being part of the same property conveyed to Larry Jones d/b/a Regency Builders by deed from John Hinson, Trustee, of record in Book 5377, page 712, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 4824 Leesa Ann Lane (House Number) (Street) Hermitage, Tennessee 37076 (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 3RD day of OCTOBER, 1979

Larry Jones
Larry Jones dba Regency Builders

Gloria A. Jones
Gloria A. Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Jones and Gloria A. Jones

the bargainor S, 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 3RD day of OCTOBER 19 79

Commission expires 7-18-82

Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 Larry Jones dba Regency Builders

TO Ronald E. Tixen

F. 5. 6. 1. 6 4

IDENTIF. REFERENCE

Oct 5 9 24 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee Paid

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BK5510 PAGE 114

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

46900.00- CO
121.94 CO TX
.50 PRFEE
6.00 WDEED
CHECK 128.44-
6634A10/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5.6.1.6.4

IDENTIF. REFERENCE T

OCT 5 9 24 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 716789