5241-413

BOOK 5511 PAGE 855

7444 10/10 6.00- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Robert F. Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 1979.

Notary Public

MY COMMISSION EXPIRES: May 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. SPANN, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERMAN RUSSELL (NAME)	Same (NAME)	91-10-52 KB
Route #2, Old Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(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, Mrs. Lillie (Charles) Dixson and Mrs. Marjorie (Margie) Dixson Roeder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherman Russell, unmarried, and Eddie 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:

Being Lot No. 57 in the subdivision of Lots Nos. 39 and 40, B. F. Cockrill Farm, a plan of which is recorded in Plan Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50' on the North side of Leslie Street and extends back northwardly between parallel lines and with the east margin of Ethel Street 150' to an alley 12' wide.

Being the same property conveyed to W. E. Foster by Deed from W. Thompson and Willi Thompson of record in Book 439, Page 357, Register's Office for Davidson County, Tennessee, the said W. E. and Annie Foster having since died and title to said property having descended to Mrs. Lillie (Charles) Dixson and Mrs. Marjorie (Margie) Dixson by Will from Annie Foster, said Will being of record in Minute Book 245, Page 431, and Will Book 118, Page 716, Probate Court Clerk's Office for Davidson County, Tennessee.

It is agreed and understood that Mrs. Lillie Dixson and Mrs. Lillie (Charles) Dixson are one and the same person and that Mrs. Margie Dixson and Mrs. Marjorie Dixson Roeder are one and the same person.

unimproved (X)
This is improved ( ) property, known as _____ (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 30 day of Sept, 19 79

Mrs Lillie Dixon
Mrs. Lillie Dixson

Mrs. Margie Dixson Roeder
Mrs. Margie Dixson Roeder

BOOK 5511 PAGE 856

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert F. Agnew, a Notary Public in and for said County and State, the within named Mrs. Lillie Dixon (Margie Dixon Rodder)

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madisonville, Tennessee, this 30 day of Oct 1979

Commission expires 2-15-81

Robert F. Agnew
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 upon (their several oaths) (his oath) (themselves) (himself) acknowledged 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
Mrs. Lillie (Charles) Dixon and Mrs. Marjorie (Margie) Dixon Rodder

TO
Sherman Russell, unmarried

F. 56803

IDENTIF. REFERENCE

OCT 10 9 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DUPLICATE

Tax paid on this
In the amount of 17.20
on Instrument # F3-7752
recorded in Davidson
County Registers Office

By: 10-19-79