7745 03/13 113.10- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
V. H. Dixon, Jr.	The Kissel Company	13DA 40430
(NAME)	(NAME)	
1821 Jefferson St.	30 Warder Street	59-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208	Springfield OH. 45501	264
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-one Thousand ($41,000.00) Dollars,

BOOK 5578 PAGE 267

Robert L. Braden and wife Jacqueline M. Braden

have this day bargained and sold, and do hereby transfer and convey unto the said V. H. Dixon, Jr. and wife Gail C. Dixon

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 269 on the Plan of Buena Vista Estates, Section 6, of record in Plat Book 4460, page 85, Register's Office, Davidson County, Tennessee.

Being the same conveyed to Robert L. Braden and wife, Jacqueline M. Braden by deed from Virginia B. Gray, of record in Book 5289, page 421, said Register's Office.

This conveyance is subject to restrictions of record in Book 4620, page 866, said Register's Office.

This conveyance is subject to a public utility& drainage easement and building lines of record in Plat Book 4460, page 85 Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easement of record.

This conveyance is subject to a lein by The Kissell Company, Harold Reeves and Phillip E. Hill, Trustees of record in Book 5289, Page 423, said Register's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $41,000.00

Subscribed and sworn to before me, this the 5th day of November 19 79

Affiant

My commission expires: 5-18-82 (Affix Seal)

Notary Public

This is improved (unimproved) property, known as 3023 Vista Valley Court Nashville, Tennessee 37213 (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 V. H. Dixon, Jr. and wife Gail C. Dixon (successors), heirs and assigns forever. We do 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, unless otherwise herein set out; we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said V. H. Dixon, Jr. and wife Gail C. Dixon (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5th day of November, 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.

Robert L. Braden Jacqueline M. Braden

This instument was prepared by Attorney J. F. McClellan, [illegible]
941 Jefferson St. Nashville, Tenn. 37208

BOOK 5578 PAGE 268

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Henrie B. Dixon, *a Notary Public in and for said County and State,* Robert L. Braden and wife Jacqueline K. Braden

*the within named bargainor*S, *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 Nashville, Tennessee, Tennessee, *this* 5th *day of* November, *19*79.

Henrie B. Dixon, *Notary Public*

Commission expires 5-18-82

HENRIE B. DIXON NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

WARRANTY DEED

FROM

Robert Braden & Jacqueline

TO

V. H. Dixon, Jr. & Gail C.

F 80479

RUSH

IDENTIF. REFERENCE

MAR 13 12 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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

BOOK 5578 PAGE 269

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

410.[illegible].00- CO
109.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
7745A03/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80479

IDENTIF. REFERENCE

MAR 13 12 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 746871