ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hubert E. Dixon, Jr. (NAME)	Community Federal Savings & Loan (NAME)	81-12
2022-Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street, Suite 203 (STREET ADDRESS)	203 et
Nashville, Tennessee, 37208 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee, 37208 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($ 10.00) DOLLARS

CASH IN HAND PAID TO US, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE AND FOR THE FURTHER ASSUMPTION BY THE GRANTEES OF A FIRST MORTGAGE IN THE PRINCIPAL SUM OF SIX THOUSAND, SEVEN HUNDRED TWENTY SEVEN DOLLARS AND FOUR CENTS ($ 6,727.04) PAYABLE TO COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION.

WE, STANLEY L. EVANS AND WIFE PRINCILLA S. EVANS, THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said HUBERT E. DIXON, JR., AND WIFE JOYCE A. DIXON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 132, in McGavock, Wetmore & Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of said lot fronts 33 1/3 feet on the eaterly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines, with the southerly margin of Cockrill Street, 154 feet to an alley.

Being the same property conveyed to Stanley L. Evans and wife Princilla S. Evans by deed from Sidney Allen and wife Virgie Allen of record in Book 5388, Page 123, R.O.D. C. .

unimproved ( )
This is improved (X) property, known as 1544-12th Avenue North (House Number) (Street)
Nashville, Tennessee, 37208
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 16 day of MAY, 19 80.

Stanley L. Evans

Princilla S. Evans

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 5603 PAGE 479

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Stanley L. Evans and wife Princilla S. Evans

the bargainor, _____, 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, Tn. this 16 day of May, 1980.

My commission expires My Commission Expires AUG. 9, 1981 Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,300.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 16th day of May, 1980.

My commission expires _____ Notary Public _____

This instrument was prepared by:

Attorney J. F. McClellan, 941-Jefferson Street, Nashville, Tennessee

Name Address

5741 WARRANTY DEED — CHECK

FROM

STANLEY L. EVANS AND WIFE

PRINCILLA S. EVANS

TO

HUBERT E. DIXON, JR. AND WIFE

JOYCE A. DIXON

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAY 19 11 52 AM '80

FELIX Z. ELLISTON REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 89939

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 5603 PAGE 480

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
			7500.00- CO	
			16.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	25.48-
9741A05/19/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 89939

IDENTIF. REFERENCE

MAY 19 11 52 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 758404