Form No. WD-1

170 07/17 97.88- CHECK

BOOK 5625 PAGE 904

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

X Mark Buckley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 19 80

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Buckley (NAME) | The Kissell Company (NAME) | MAP 118-1 |
| 1001 Montrose Avenue (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | PARCEL 212 |
| Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 22W-12475 |

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 Charles H. Dixon and wife Viola E. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Buckley and wife Gearlean Buckley

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 the easterly part of Lot No. 140 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for said County, as follows:

Beginning at the southwest corner of Tenth Avenue, South, formerly Pomeroy Avenue and Montrose Avenue, formerly Bethel Street, being the northeast corner of said lot; thence with the southerly margin of Montrose Avenue westerly 75.6 feet, more or less, to the northeast corner of the lot conveyed by Geo. M.Carroll and wife, the Miss Willie R. Cooper, by deed of record in Book 359, Page 391, said Register's Office; thence with her easterly line southerly 170 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 83.2 feet, more or less, to the westerly margin of Tenth Avenue, South; thence with the westerly margin of Tenth Avenue South, northerly 172.7 feet to the beginning.

This being the same property conveyed to Charles H.Dixon and wife, Viola E. Dixon by deed from Mildred Lee Owen, a single person, of record in Deed Book 5349, Page 302, Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (XX) property, known as 1001 Montrose Avenue (House Number) (Street) Nashville, TN 37204 (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 15TH day of JULY, 19 80

Charles H. Dixon Charles H. Dixon

Viola E. Dixon Viola E. Dixon

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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 Charles H. Dixon and wife Viola E. Dixon

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 15TH day of JULY 19 80

Commission expires 1-22-84

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 _____ and _____, being authorized so to do, executed the foregoing instrument for the (they) 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

Charles H. Dixon

TO

Mark Buckley

F.98055

IDENTIF. REFERENCE

JUL 17 3 27 PM '80

FELIX A. ALLISON, REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 35000.00- CO | |
| | | | 91.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 97.50- |
| 0172A | 07/17/80 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F.9805

T
IDENTIF. REFERENCE

JUL 17 3 27 PM '80

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TENN.

**No.** 768444