BOOK 5646 PAGE 118

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Barbara Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1980.

Geo Marlow
Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley E. Dixon et ux (NAME)	SAME (NAME)	MAP 164-0
2720 Tucker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 178
Nashville, TN 37218 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	2D 02950

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 R. Pope et ux Marie Pope

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley E. Dixon et ux Barbar 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:

SEE EXHIBIT TO WARRANTY DEED FOR PROPERTY DESCRIPTION

unimproved ( )
This is improved (X) property, known as Route 2, Murfreesboro Road, Antioch, TN 37013
(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 27th day of August, 19 80

CHARLES R. POPE: Charles R. Pope

MARIE POPE: Marie Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Pope et ux Marie Pope

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 27th day of August 19 80

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
CHARLES R. POPE ET UX
MARIE POPE

TO
WESLEY E. DIXON ET UX
BARBARA DIXON

G05795

IDENTIF. REFERENCE

SEP 3 12 37 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

EXHIBIT TO WARRANTY DEED

A tract of land in the second, formerly the Third Civil District of Davidson County, Tennessee, near Lavergne, Tennessee, described according to a survey thereof, made June 27, 1967, by Steve Draper, not of record, as follows to wit:

Beginning at a point being the intersection of the southwesterly margin of Murfreesboro Pike and the southerly property line of the tract conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons of record in Book 3316, page 79 in the Register's Office for Davidson County, Tennessee, running north 46 degrees 36 minutes west 329.11 feet to an iron pin; thence south 42 degrees 30 minutes west 430.4 feet to a point; thence south 75 degrees 08 minutes west 979 feet to a point; thence south 4 degrees west 50 feet to a point; thence north 75 degrees 08 minutes east 1555 feet to the point of the beginning and containing 3.0 acres more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

A tract of land in the second, formerly the Third Civil District of Davidson County, Tennessee, near Lavergne, Tennessee, described according to a survey thereof, made June 27, 1967, by Steve Draper, not of record, as follows to wit:

Beginning in the south line of the property conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons of record in Book 3316, page 79 in the Register's Office for Davidson County, Tennessee, at a point 571 feet westerly from the margin of Murfreesboro Road at an iron pin and running with said south line south 75 degrees 08 minutes west 994 feet to a point; thence north 4 degrees east 50 feet to a point; thence north 75 degrees 08 minutes east 979 feet to a point; thence south 42 degrees 30 minutes west 47.6 feet to an iron pin; thence south 26 degrees east 21.5 feet to the beginning, and containing 1.07 acres. Being the same property conveyed to Charles A. Yancey by deed from Clayton O. Smith and wife, Lucille Smith, of record in Book 4592, page 829, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles R. Pope by deed from Clayton O. Smtih and wife, Lucille Smith, of record in Book 5344, page 463, said Register's Office.

THIS conveyance is subject to an installment deed of record in Book 5344, Page 463, Register's Office for Davidson County, Tennessee. Said indebtedness will be paid and released out of the proceeds received by Grantors from the Grantees who have executed a purchase money mortgage that is being recorded simultaneously herewith.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5646 PAGE 121

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

176000.00- CO
457.60 CO TX
.50 PRFE
9.00 WDEED
CHECK 467.10-
9799A09/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0.57.95

T
IDENTIF. REFERENCE

SEP 3 12 37 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 777751