ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN J. WILSON et ux	GUARANTY MORTGAGE COMPANY DIVISION	130-5-78
(NAME)	(NAME)	
120 Taggart Avenue	P.O. Box 786	7DZ-32615
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5673 PAGE 174

For and in consideration of the sum of ----------Ten and no/100---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

WYNN L. DIXON, JR. and wife, CHERYL C. DIXON,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN J. WILSON and wife, ALICE MEAD WILSON

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 Lot No. 9, Block G, on the Second Revised Plan of the Highlands of Belle Meade No. 2, of record in Book 1130, page 72, Register's Office for said County.

Said Lot No. 9 fronts 100.0 feet on the northerly margin of Taggart Avenue, and extends back between parallel lines, 200.0 feet to a dead line on the rear.

Being all the same property conveyed to Wynn L. Dixon, Jr. and wife, Cheryl C. Dixon by deed from Clara H. Robinson, unmarried, of record in Book 5163, page 728, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $41,400.00 secured and evidenced by Deed of Trust of record in Book 5163, page 730, Register's Office for said County, in favor of First American National Bank of Nashville; and further that all title and interest in and to the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of reocrd in Book 1361, page 210; to the limitations shown on the Plan of record in Book 1130, page 72, both of record in the Register's Office for Davidson County, Tennessee; and to 1980 property taxes which the Grantees assume in full.

This is improved (xx) unimproved ( ) property, known as 120 Taggart Avenue, Nashville, Tennessee 37205
(House Number) (Street)

(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 31st day of October, 19 80.

Wynn L. Dixon, Jr.
WYNN L. DIXON, JR.

Cheryl C. Dixon
CHERYL C. DIXON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5673 PAGE 175

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WYNN L. DIXON, JR. and wife, CHERYL C. 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 31st day of October, 19 80.

My commission expires 1-19-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

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 $ 73,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Ray Randolph

Sworn to and subscribed before me this 31st day of October, 19 80.

My commission expires 1-19-81 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

RUSH

WARRANTY DEED

FROM

WYNN L. DIXON, JR. and wife,

CHERYL C. DIXON

TO

JOHN J. WILSON and wife,

ALICE MEAD WILSON

G.1.5671

IDENTIF. REFERENCE

Nov 3 11 13 AM '80

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

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

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

RECEIVED OF _____

FOR _____

BOOK 5673 PAGE 176

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
			73500.00- CO	
			191.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 197.60-	
			2184A11/03/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.5671

IDENTIF. REFERENCE

Nov 3 11 13 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 789715