File Box 2

WARRANTY DEED

FROM LAURALEE GUNTER BOYD

BOOK 5731 PAGE 359

ADDRESS NEW OWNER(S) AS FOLLOWS:
KENNETH DIXON AND WIFE, KRISTY DIXON
2514 WESTWOOD AVENUE, NASHVILLE, TENNESSEE 37212

SEND TAX BILLS TO:
Churchill Mortgage Corporation
5775 - C Peachtree Dunwoody Road, Suite 300
Atlanta, Georgia 30342

PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY
65 MUSIC SQUARE EAST, NASHVILLE, TENNESSEE 37203

MAP-PARCEL NOS:
104-15/
322

{STATE OF TENNESSEE COUNTY OF .....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ...47,000.00..... Affiant Kenneth D. Dixon

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of April, 1981
DATE

..... NOTARY PUBLIC

8/18/84 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by kenneth Dixon and wife, Kristy Dixon and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said Kenneth Dixon and wife, Kristy Dixon to assume and agree to pay the balance outstanding on that certain indebtedness

LAURALEE GUNTER BOYD, GRANTOR

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

KENNETH DIXON AND WIFE, KRISTY DIXON, GRANTEES.....

..... their (his, her, its) heirs, successors 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 westerly 65 feet of Lot No. 41 on the Plan of Eelair, as of record in Book 332, Page 6, Register's Office for said County.

SAID part of Lot No. 41 fronts 65 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly margin of Tulip Avenue 192 feet to the south line of Lot No. 38.

This conveyance is made subject to a Deed of Trust dated November 15, 1972, from J. Mitchell Boyd and wife, Betty Dickerson Boyd, to Richard D. Cahoy, Trustee, to secure payment of a promissory note of $17,500.00 which Deed of Trust is of record in Book 4657, Page 193, in the Register's Office of Davidson County.

BEING the same property conveyed to Lauralee Gunter Boyd by deed from J. Mitchell Boyd and wife, Betty Dickerson Boyd of record in Book 5033, Page 526, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2514 Westwood Avenue, Nashville, Tennessee 37212
Number Street City State 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, successors 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 except of record.

AND I, GRANTOR do(es) further covenant and bind myself, my heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of April 19 81

Lauralee Gunter Boyd
LAURALEE GUNTER BOYD

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named LAURALEE GUNTER BOYD

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, City TENNESSEE State

this 3rd day of April 19 81

8/18/81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

FEE $ 2.75
9556

FILED FOR RECORD
APR 10 12 10 PM '81
IDENTIF. REFERENCE
DAVIDSON COUNTY, TENN.
IX Z. WILSON II REGISTER

63690

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5731 PAGE 361

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
			47000.00- CO	
			122.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.70-	
9596A04/10/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G3691 0

IDENTIF. REFERENCE

APR 10 12 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816113