FORM NO. WD-1

BOOK 5738 PAGE 914

PREPARED BY:
A. [illegible] FLOYD, JR. ATTY.
[illegible] WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April 19 81.

Notary Public

~~MY COMMISSION EXPIRES~~: [illegible]
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jo Dixon (NAME)	Commerce Union Bank (NAME)	71 - 15
1341 Meridian St., (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	142
Nashville, Tn., 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn., 37219 (CITY) (STATE) (ZIP)	12DA42554

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~~, XXX Ricky D. Hutson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Jo 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:

Being Lots Nos. 383 and 384 on the Map of Highland Land Company's Plas, as of record in Book 421, page 14, Register's Office for said County.

Said Lots Nos. 383 and 384 front together 50 feet on the easterly side of Meridian St., and extend back between parallel lines along the southerly margin of Marie St.,

Being the same property conveyed to Ricky D. Hutson, unmarried by deed from William W. Robbins, Jr., unmarried, of record in Book 5294, page 137, Register's Office for Davidson County, Tennessee.

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

The grantee herein assume and agrees to pay the unpaid balance of a note to Commerce Union Bank secured by a deed of trust on the herein described property of record in Book 5294, page 139, said Register's Office.

unimproved ( )
This is improved ~~(XXXXX)~~ property, known as 1341 Meridian, St., Nashville, Tn., 37207
(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 ~~my~~ hand this 16th day of April, 19 81

(Ricky D. Hutson)

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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 Ricky D. Hutson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 19 81.

Commission expires 4/21/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of 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
RICKY D. HUTSON

TO
MARY JO DIXON

G. 3.9565

IDENTIF. REFERENCE

RUSH

APR 29 11 50 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2895 04/29 83.98- CHECK

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
			25750.00- CO	
			77.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 83.98-	
			2895A04/29/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 5 6 5

T
IDENTIF. REFERENCE

Apr 29 11 50 AM '81
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 819290