9025 07/28 132.60- CHECK

BOOK 5775 PAGE 282 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$48,500.00 Luis F. Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, A.D. 19 81

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis F. & Nancy G. Martinez (NAME)	Same (NAME)	Map 61-16
1415 McAlpine Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 324
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15D7-21430

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, Velma L. Dixon, a widow

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis F. Martinez and wife, Nancy G. Martinez

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 Lot No. 20 of Block "C" on the Map of Country Club Estates, as of record in Book 843, page 95, said Register's Office.

SAID Lot No. 20 fronts 100 feet on the easterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Frank P. Dixon and wife, Velma L. Dixon by deed from Roscoe Smith and wife, Jewel Smith of record in Book 1341, page 465, Register's Office for Davidson County, Tennessee. The said Frank P. Dixon having ince died.

This instrument is being executed on behalf of Velma L. Dixon by Joe E. Dixon as her Attorney in Fact pursuant to a Power of Attorney which is being placed of record currently herewith.

TAXES for 1981 have been pro-rated and assumed by Grantees.

THIS conveyance subject to such Restrictive Covenants and easements and setback lines of record in said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1415 McAlpine Street (House Number) (Street) Nashville, Tn. 37216 (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 27th day of July, 19 81

Velma L. Dixon by Joe E Dixon
Velma L. Dixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
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, a corporation, and that (he) as such _____
(they)
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
Velma L. Dixon

TO
Luis F. Martinez and wife,
Nancy G. Martinez

G 52537

IDENTIF. REFERENCE

JUL 28 10 37 AM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 216
640 spence lane
nashville tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, with within named Joe E. Dixon with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Velma L. Dixon as her Attorney in Fact as the free act and deed of the within named Velma L. Dixon.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July 1981.

My Commission expires: 4/21/85

Grace W. Flack
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			4050[illegible].00- CO	
			126.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.60-
9025A07/28/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65253 7.

IDENTIF. REFERENCE

JUL 28 10 37 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834847