OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 5889 PAGE 458

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Larry Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1982.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Dixon and wife (NAME)	Same (NAME)	117-4
3412 Benham Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	125
Nashville, TN 37215 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	24W-545

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, James McAfee and wife, Matilde McAfee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Dixon and wife, Patsy Munden,

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:

LAND in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

SAID Lots adjoin and front together 97.5 feet, more or less, on the easterly side of Belmont Boulevard and run back between lines with the northerly margin of Dallas Avenue, 160 feet, more or less, to an alley.

BEING the same property conveyed to James McAfee and wife, Matilde McAfee, by deed from Michael E. Nourse and wife, Kathleen Nourse, of record in Book 5431, page 958, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Michael E. Nourse and wife, Kathleen Nourse, of record in Book 5431, page 961, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2616 Belmont Boulevard, Nashville, Tennessee 37212
(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 hands this 20th day of May, 19 82

James McAfee — Matilde McAfee

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James McAfee and Matilde McAfee,

the bargainors, 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 20th day of May, 1982.

Commission expires 11-17-84

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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JAMES McAFEE ET UX

TO
LARRY DIXON ET UX

G. 92606

IDENTIF. REFERENCE

MAY 24 9 21 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

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

5[illegible].00- CO
208.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 265.20-
8808A05/24/82 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 92606

IDENTIF. REFERENCE

MAY 24 9 21 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 882698