WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Dixon, et ux	same	124 par 18
(NAME)	(NAME)	and 124 par 19
3228 Pugh Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5936 PAGE 803
Hermitage, Tenn 37076		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty Eight Thousand one dollar no/100 *DOLLARS* ($38,001.00) cash in hand paid receipt of which is hereby acknowledged,

We, Jerry L. Maddux and Farra L. Maddux Parker

have bargained and sold, and by these presents do transfer and convey unto the said Charles G. Dixon and wife, Julia Mai Dixon their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

tract 1:

Land in the 4th, formerly the 14th, civil district of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Survey or dated August 21, 1959 as follows: Beginning at the northwest corner of the Tom Baggerty property as shown on said survey, being also the northeast corner of the property conveyed to W. M. Luttrell and wife, by deed from Cordell Lenning and wife, as of record in book 2644, page 619, register's office for said county; thence with said Baggerty's westerly line south 4° 30' west 210 feet to a point; thence north 58° 30' west 210 feet to a point; thence north 4° 30' east 210 feet to the southerly line of the property conv eyed to James Turner Bradford, Jr. and wife, by deed from Pauline McKenney Alexander and husband, as of record in book 2647, page 248, said register's office; thence with the same south 85° 30' east 210 feet to the beginning, containing 1 acre. Being the same real property conveyed toJerry L. Maddux and wife, Farra L. Maddux by deed from Roscoe Farrison Lening, et ux in book 3341, page 109 register's office Davidson County, Tenn.

(continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,001.00

Subscribed and sworn to before me this the 10th day of Sept 19 82

Affiant

My commission expires: 4-14-85

(Affix Seal)

Notary Public

tract 2:

A tract of real estate situated in the 4th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

Be ginning at J. McKenney's southeast corner in J. W. Osment's north boundary line; thence East 55 poles to a stake in said Osment line; thence north with Thomas Baggerly's line to a stake; thence West 55 poles to a stake in J. McKenney's east boundary line; thence south to said McKenney's line, 40 poles to the beginning, containing 13 acres and 10 poles, more or less. Including but excluding therefrom a tract containing one acre conveyed to Jerry L. Maddux and wife, Farra L. Maddux by deed of record in deed book 3341, pg. 109, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jerry L. Maddux and wife, Farra L. Maddux by deed from Roscoe F. Lening et ux, of record in deed book 5431, page 352.

The said Jerry L. Maddux and Farra L. Maddux having since divorced she now being known as Farra L. Maddux Parker.

This is unimproved ( ) improved (X) property, known as 3228 Pugh Rd Hermitage Tn 37076
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles G. Dixon and wife, Julia Mai Dixon *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.*

And we, Jerry L. Maddux and Farra L. Maddux Parker *do further covenant and bind* ourselves and 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.*

Witness our *hand* s *this* 10th *day of* Sept., *19* 82., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Farra L Maddux Parker

Jerry L Maddux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry L. Maddux and Farra L. Maddux Parker

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 10th day of Sept, 1982.

[signature], Notary Public.

Commission Expires 4-17-83

STATE OF
COUNTY OF

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 , this day of , 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in , this day of , 19

Notary Public

Commission Expires

This instrument prepared by Richard Hedgeroth 802-57 Stone N. Nashville

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WARRANTY DEED

FROM

TO

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

RUSH

H 0 8 2 5 6

IDENTIF. REFERENCE

SEP 14 9 05 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5936 PAGE 807

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
			38001.00- CO	
			98.80 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	111.30-
8554A	09/14/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 2 5 6

IDENTIF. REFERENCE

SEP 14 9 08 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924735