OFFICIAL RECEIPT

B0413 61007a-1

FORM NO. WD-1

BOOK 6150 PAGE 794

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Fred G. Koller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 1983.

Barbara J. Whittaker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 10 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred G. Koller (NAME)	Fidelity Federal Savings and Loan Ass (NAME)	Map 91-15
5100 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 177
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	25W-275

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, DEBORAH L. DIXON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED G. KOLLER, UNMARRIED

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 part of Block No. 11 on Realty Savings Bank and Trust Company's Revised Plan of West End Extendsion of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Nevada Avenue at a point 150 feet west of the northwest corner of said Avenue and 51st Avenue north; thence with the northerly margin of Nevada Avenue, westwardly 50 feet to the southeast corner of the property conveyd to Fanny D. Murphy of record in Book 1308, page 164, Register's Office for said County, thence with the easterly line of Murphy, northwardly 180 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50 feet; thence southwardly 180 feet to the beginning.

Being the same property conveyed to Deborah L. Dixon, unmarried, by deed from John J. Roper of record in Book 5503, page 441, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 5100 Nevada Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 X 3rd day of October, 19 83

X Deborah L. Dixon
Deborah L. Dixon, Unmarried

OFFICIAL RECEIPT

STATE OF ~~TENNESSEE~~ Tennessee
~~Davidson County~~ } Davidson County

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Personally appeared before me, X the undersigned, a Notary Public in and for said County and State, the within named Deborah L. Dixon, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at X Nahville, X Tennessee, this X 3rd day of X October 1983

Commission expires ~~My Commission Expires APRIL 19, 1987~~ X Barbara J. Mattaker
Notary Public

STATE OF TENNESSEE
Davidson County }

Before me, _____, a Notary Public within and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) 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 Deborah L. Dixon

TO Fred G. Koller

H7:8036

IDENTIF. REFERENCE

OCT 4 2 35 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

2644 10/04/83.90- 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

34000.00- CAMT.
86.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.90-
2644A10/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 78036

IDENTIF. REFERENCE

OCT 4 2 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 983781