WARRANTY DEED

BOOK S179 PAGE 262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF Nov. 1983
Deputy Register

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 1983.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, P. O. Box 425, Mt. Juliet, TN. 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben D. Dixon, et ux (NAME)	Simmons 1st National Bank of Pine Bluff (NAME)	Map 74-04-0
Tanglewood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9047 (STREET ADDRESS)	Parcel 99
Hermitage, TN. 37076 (CITY) (STATE) (P.O. ZIP)	North Little Rock, Ark. 72119 (CITY) (STATE) (ZIP)	04D-34066

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, GAYLON FAULKNER BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN D. DIXON and wife, MARGARET A. 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plat of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Gaylon Faulkner Builders, Inc. by deed from Home Federal Savings & Loan Association of Nashville, as of record in Book 5349, page 943, Register's Office for Davidson County, Tennessee.

H 67544

IDENTIF. REFERENCE

Nov 21 11 07 AM '83

RUSH

CHECK

This is improved (X) unimproved ( ) property, known as 8131 Bonnafair Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

30-

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 18th day of November, 1983

GAYLON FAULKNER BUILDERS, INC.

BY: Gaylon Faulkner Pres.
Gaylon Faulkner, President

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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____

Commission Expires _____ _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gaylon Faulkner and _____, with whom I am personally acquainted and who upon {his oath} acknowledged {himself} to be the President and _____ respectively of the Gaylon Faulkner Builders, Inc. the within named bargainor, a corporation, and that {he} as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Gaylon Faulkner as such President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Mt. Juliet, Tennessee on this the 18th day of November, 19 83

My commission expires 10/12/86

Notary Public

ROBINSON NOTARY PUBLIC LAND OF TENNESSEE

WARRANTY DEED

FROM

GAYLON FAULKNER BUILDERS, INC.

TO

BEN D. DIXON, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

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

68000.00- CAMT.
176.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.30-
3993A11/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

#87544

IDENTIF. REFERENCE

Nov 21 11 07 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994767