3170

07/31 145.50 CHECK

THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6349 PAGE 83

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
James S. Gordon et ux	SAME AS NEW OWNER	Map 87-9
225 Lebanon Road		Par. 044.00
Mt. Juliet, TN. 37122		4D-13071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **BEN DIXON and wife, MARGARET DIXON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES S. GORDON and wife, BARBARA GORDON,** 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. 194 on the Plan of Valley Grove, Section 8, as of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description.
>
> Being a part of the same property conveyed to Ben Dixon and wife, Margaret Dixon by virtue of a deed from Robert E. Earheart and wife, V. Lucretia Earheart, as of record in Book 6163, page 863, Register's Office for Davidson County, Tennessee.

This is improved property known as 4544 Brooke Valley Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record in Book 6139, page 443, and in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, or which a visual inspection of the property would reveal.

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 11th day of June, 1984.

Ben Dixon
BEN DIXON

Margaret Dixon
MARGARET DIXON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben Dixon and wife, Margaret Dixon,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 11th day of June, 1984.

Brenda K Robinson
NOTARY PUBLIC

NOTARY PUBLIC WILSON CO. TENN.

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Barbara D. Moore
AFFIANT

Subscribed and sworn to before me this 11th day of June, 1984.

Brenda K Robinson
NOTARY PUBLIC

NOTARY PUBLIC WILSON CO. TENN.

My Commission Expires: 7-13-86

RUSH

I 3 9 7 3 8

IDENTIF. REFERENCE

JUL 31 11 00 AM '84

REGISTER'S OFFICE
WILSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6349 PAGE 85

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

54000.00- CAMT.
140.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
8170A07/31/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 7 3 8

IDENTIF. REFERENCE

JUL 31 11 00 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0057088