BOOK 6534 PAGE 633

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 7/25/85

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 633 Thompson Lane - Nashville, TN 37204

NAME	ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Dixon & wife, Viola E. Dixon (NAME)	Charles Dixon & wife Viola E. Dixon (NAME)	Map 105-14
814 Glenn Avenue (STREET ADDRESS OR ROUTE NUMBER)	814 Glenn Avenue (STREET ADDRESS)	Parcel 57
Nashville, TN. 37204 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	22W 05375

FOR AND 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~~ I, John Douglas Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Dixon and wife, Viola E. 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 5 and the westerly part of Lot 6 of J. H. Whites' Subdivision of Lot No. 61 of Waverly Place of record in Book 547, page 126, Register's Office for Davidson County, Tennessee.

SAID Lot 5 and part of Lot 6 front together 75 feet on the north side of Glen Avenue and runs back 160 feet on the west line and 162 feet on the east line to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to John Douglas Patton and wife, Frances Irene Patton, of record in Book 5168, page 491, and by quit-claim deed of record in Book 6533, page 686, each in said Register's Office.

1996997

IDENTIFICATION REFERENCE

APR 18 3 29 PM '85

DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 814 Glenn Avenue, Nashville, Tennessee, 37204
(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 heir 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 covey 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 mt hand this 16th day of April, 19 85

John Douglas Patton

John Douglas Patton

04/18/85

3510

BOOK 6534 PAGE 634

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Brown & Brown, a Notary Public in and for said County and State, the within named John Douglas Patton

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 19 85.

Commission expires 7/25/85

Brown & Brown
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath (their several oaths) acknowledged himself (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

JOHN DOUGLAS PATTON

TO

CHARLES DIXON AND WIFE,

VIOLA E. DIXON

BROWN & BROWN
ATTORNEYS AT LAW
633 THOMPSON LANE
NASHVILLE, TENNESSEE 37204

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

RECEIVED OF _____

FOR _____ BOOK 6534 PAGE 635

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
			22500.00- CAMT.	
			58.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	65.00-
			8610A04/16/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 9 9 7

IDENTIF. REFERENCE

APR 16 3 30 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 125433