WARRANTY DEED. Form 107 —Revised 5-1-84 Mathis Co., Knoxville

WARRANTY DEED BOOK 6549 PAGE 248

This Indenture, Made this 2nd day of May , A.D. 19 85 , between

MEDIE FERRELL, Widow

of Davidson County , in the State of Tennessee, of the first part, and

NELLIE M. DIXON

of Davidson County, Tennessee, of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of

ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

Address New Owner:

Nellie M. Dixon
305 McCall St.
Nashville, TN 37211

Field Book No. 6DA-55826
Map & Parcel No. 133-2-332

THE PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES IS:
same

~~and to secure the payment of said note hereby retained on the property hereconveyed~~,
has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto the said party of the second part, the following described premises, to wit, ~~in Davidson County~~:

BEING LOT NO. THIRTEEN (13) of McLESTER ADDITION to Nolen Heights, as shown by Map of record in Book 421, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot fronting 50 feet on the Southerly side of McCall Street and running back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to A. D. Ferrell and wife, Medie Ferrell by Deed of Mrs. Drusa (C.E.) Murley, a widow, dated July 17, 1946, and recorded in Deed Book 2025, Page 566, Register's Office for Davidson County, Tennessee. A. D. Ferrell died in the year 1976, leaving his wife, Medie Ferrell, as the sole owner in fee simple, as surviving tenant by the entirety.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,500.00, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of May, 19 85

Notary Public

My Comm. Exp.

THIS INSTRUMENT PREPARED BY STANLEY E. RAINWATER Dunbridge, Tennessee

ALL CORRECTIONS BY GRANTEE AS TO TITLE

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein; which SEE ABOVE , by deed of , registered in Book No. , page in the Register's Office of County, Tennessee.

To Have and to Hold the said premises to the said party of the second part, her heirs and assigns, forever.

And the said party of the first part, for herself and for her heirs, executors, and administrators, does hereby convenant with the said party of the second part, her heirs and assigns, that she is lawfully seized in fee-simple of the premises above conveyed, and has full power, authority, and right to convey the same; that said premises are free from all encumbrances, except the property taxes for the year 1985, which shall be pro-rated between the parties,

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and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof the said party of the first part has hereunto set her hand and seal the day and year first above written.

X Medie Ferrell (L. S.)
MEDIE FERRELL, Widow

(L. S.)

(L. S.)

Signed, sealed, and delivered in presence of:

(L. S.)

(L. S.)

(L. S.)

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STATE OF TENNESSEE }
DAVIDSON County. } ss.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor,

MEDIE FERRELL, Widow

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of May A.D. 1985

My Commission Expires Sept. 12, 1987, 19___ Pamela B. Sanders Notary Public.

STATE OF }
County. } ss.

Personally appeared before me, , a Notary Public in and for said County and State, the within named 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 office this ____ day of ____, A.D. 19____

My Commission Expires ____, 19____ ____, Notary Public.

STATE OF }
County. } ss.

Personally appeared before me, , a Notary Public in and for said County and State, the within named 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 office this ____ day of ____, A.D. 19____

My Commission Expires ____, 19____ ____, Notary Public.

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WARRANTY DEED

MEDIE FERRELL
TO
NELLIE M. DIXON

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the_____day of

_____, A.D. 19____,

at_____o'clock__M. Noted in Note Book

_____, page_____, and recorded in Book

of Deeds_____, Vol._____, Page_____

Fee paid, $_____

Witness my hand,

_____, Register.

State Tax..... $_____

Register's Fee..... $_____

Total..... $_____

Paid this_____day of_____

19____.

_____
Register.

Form 107—Revised 5-1-84
Mathis Co., Knoxville

MAY 6 10 09 AM '85
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
J01971

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

27600.00- CAMT.
71.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 84.00-
4590A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0197

IDENTIF. REFERENCE

MAY 6 10 08 AM '85

DAVIDSON COUNTY, TN REGISTER

No. 131359