Box 31

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 6621 PAGE 386

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Henry G. Mealing, Jr.<br>2616 Belmont Boulevard<br>Nashville, Tennessee 37212 | Same | Map 117-4-125 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LARRY DIXON and wife, PATSY MUNDEN, the Grantors herein, have bargained and by these presents do transfer and convey unto HENRY G. MEALING, JR. the Grantee herein, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for said County.
>
> SAID Lots adjoin and front together 97.5 feet, more or less, on the easterly side of Belmont Boulevard and run back between lines with the northerly margin of Dallas Avenue, 160 feet, more or less, to an alley.
>
> BEING the same property conveyed to Larry Dixon and wife, Patsy Munden, by deed from James McAfee and wife, Matilde McAfee, of record in Book 5889, page 458, Register's Office for Davison County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Taxes for 1985 are to be prorated as of the date of this deed. Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 2nd day of August, 1985.

IDENTIFICATION REFERENCE

AUG 2 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2 5 6 4 7

3563 - [illegible]

Larry Dixon
LARRY DIXON

Patsy Munden
PATSY MUNDEN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Debbie Tribble a Notary Public of said county, Larry Dixon and wife, Patsy Munden, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of August, 1985.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:
9-20-86

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is $160,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed this 2 day of August, 1985.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:
9-20-86

JH/vgj

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6621 PAGE 388

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

160000.00- CONV
416.00 CSTAX
.50 PRBF
6.00 WDEED
CHECK 422.50-
3863A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2:56 47-

IDENTIFICATION REFERENCE

AUG 2 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159912