RETURN TO: File Box 25, TNB, P. O. Box 76, Nashville, TN 37202

BOOK 6810 PG 112

~~File Box 24~~

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$15,000.00

Roger W. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 1986.

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Roger W. & Sandra Gail Dixon (NAME)	Same (NAME)	Map 181 Par. 172 and Map 181 Par. 176
76 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	6D-72657 and 6D-72676

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, Robert L. Whitson and wife, Ruth Anne Whitson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger W. Dixon and wife, Sandra Gail 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:

BEING Lot No. 3 of Bluff Road Acres Subdivision, and/reserve lot across road for septic tank area, of record in Plat Book 5200, page 221, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 3 fronts 240.67 feet on Bluff Road, the northerly margin being 287.77 feet and the southerly boundary being 349.62 feet to a rear line which measures 320.00 feet, containing 2.0102 acres, more or less. In addition there is also conveyed a lot across the road for septic tank area which fronts on the easterly side of Bluff Road which fronts 587.18 feet on Bluff Road, the southerly margin 352.61 feet, the northerly margin 43.16 feet and rear line which measures 361.28 feet and contains 1.8421 acres, more or less.

BEING the same property conveyed to Robert L. Whitson and wife, Ruth Anne Whitson by deed from Fitts and Johnson Development Company, Inc. of record in Book 5959, page 633, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 322, page 204, Register's Office for Williamson County, Tennessee, and such easements and setback lines of record in Book 5200, page 221, Register's Office for Davidson County, Tennessee.

TAXES for 1986 have been pro-rated and assumed by Grantees.

This is unimproved (XX) property, ~~This is improved ( ) property~~, known as 6578 Bluff Road and additional lot across street Brentwood, TN 37027
(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 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 hand s this 12th day of March, 1986

Robert L. Whitson

Ruth Anne Whitson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named ~~Robert L. Whitson and Ruth Anne Whitson~~

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March 1986.

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

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

Robert L. Whitson and wife,

Ruth Anne Whitson

TO

Roger W. Dixon and wife,

Sandra Gail Dixon

87776

IDENTIFICATION REFERENCE

APR 1 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6818 PAGE 114

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
			15000.00- CONT.	
			30.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
			8626A04/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8776

IDENTIFICATION REFERENCE

APR 1 2 19 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 232816