file box c/ jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
David L. Dixon
926 Lawrence Avenue
Nashville, TN 37204

MORTGAGEE:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
105-13-293
22W-10770

BOOK 6949 PAGE 278

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henry Hill and wife, Mary E. Hill hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David L. Dixon and wife, Beverly J. Dixon hereinafter called the Grantee, Grantee's 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 the westerly 75 1/2 feet of the easterly 125 1/2 feet of Lot No. 85 in the Waverly Land Company's Plan of Lots, called Waverly Place, is of record in Book 57, page 95, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Lawrence Avenue, 79 feet easterly from the easterly margin of 10th Avenue South, formerly Jowett Avenue; thence with the northerly margin of Lawrence Avenue, easterly 75 1/2 feet to a point 50 feet westerly from the southeast corner of said Lot No. 85; thence northerly parallel with the east line of said lot: 161.4 feet, more or less, to the southerly margin of an alley; thence with said alley, westerly 75 1/2 feet to a point 86 feet easterly from the easterly margin of 10th Avenue; thence southerly 155.8 feet, more or less, to the beginning.

Being the same property conveyed to Henry Hill and wife, Mary E. Hill by deed from Albert L. Powell, as of record in Book 3920, page 333, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

3167 PRENTIFF OFFICE AUG 14 9 40 AM 1986 DAVIDSON COUNTY

This is (un)improved property, known as 926 Lawrence Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of August, 19 86

Mary E. Hill

Henry Hill

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 19 86, before me personally appeared Henry Hill and wife, Mary E. Hill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6949 PAGE 279

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 12th day of August, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Henry Hill and wife, Mary E. Hill

to:
David L. Dixon and wife, Beverly J. Dixon

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25429

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

RECEIVED OF _____

FOR _____

BOOK 6949 PAGE 280

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
			69[illegible]0-	CAMT.
			195.72	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	202.22-
			0083ADC/14/86 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31674

IDENTIFICATION REFERENCE

AUG 14 9 40 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 283166