BOOK 7425 PAGE 332

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Florence M Flair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December 1987.

Notary Public

MY COMMISSION EXPIRES: 4-10-1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tennessee 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOROTHY G. DIXON (NAME)	OWNER (NAME)	Map 61-10
809 Matthews (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 145
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 DZ 4220

Mail

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, FLORENCE M. FLAIR, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY G. DIXON, a single person

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 No. 34 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the westerly side of Matthews (formerly Anderson) Street, and runs back 212 feet 6 inches on the northerly line adn 201 feet on the southerly line to a dead line, measuring 100.6 feet thereon.

Being the same property conveyed to Florence M. Flair, by deed from John R. Reynolds, Trustee, of record in Book 5284, page 213, Register's Office for Davidson County, Tennessee

90267

IDENTIFICATION REFERENCE

Dec 14 12 19 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 809 Matthews, Nashville, Tennessee 37216
(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 my hand this 10th day of December, 1987

x Florence M. Flair
Florence M. Flair

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named Florence M. Flair

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December 19 87

Commission expires Jan. 21, 1990

Thelma M. Sager
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 _____

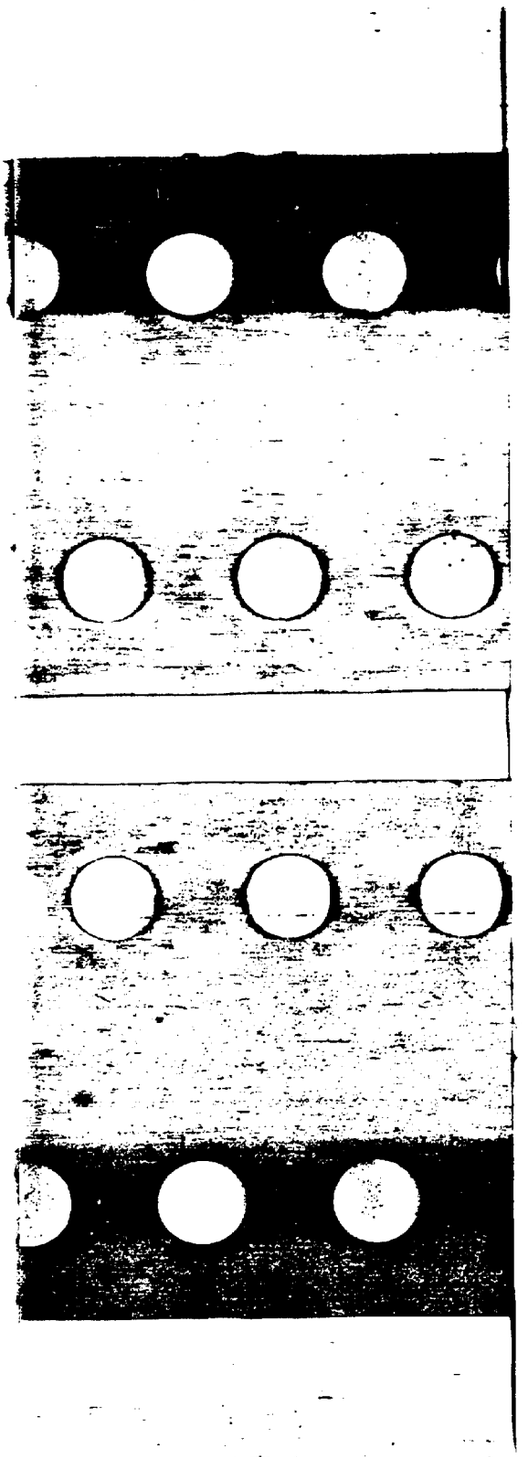
_____
Notary Public

WARRANTY DEED

FROM
Florence M. Flair

TO
Dorothy G. Dixon

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

20000.00- CAMT.
56.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 62.50-
1747A12/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.02.67.

IDENTIFIT REFERENCE

DEC 14 12 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44730