Fee 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Dixon, Jr. (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	11D 25330
112 Shannon Avenue (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	43-1-99
Madison, TN 37115 (CITY) (STATE) (ZIP)	Irondale, Alabama 35210 (CITY) (STATE) (ZIP)	

FOR AND 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, Nina Garnett, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Dixon, Jr. and wife, Janet L. 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:

Land in Davidson County, Tennessee, being the West 75 feet of the North 394 feet of Lot No. 1 on the Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the south side of Shannon Avenue and runs back between parallel lines 394 feet to a dead line.

BEING the same property conveyed to Nina Garnett and Cynthia Schoenith, by deed from Bennie Francis Jackson and Molly Cecil Bryant, of record in Book 6358, Page 863, and by Quitclaim Deed of record in Book 7400, Page 56, Register's Office for Davidson County, Tennessee, Cynthia Schoenith conveyed her right, title and interest in said property to Nina Garnett.

19366

IDENTIF. REFERENCE

APR 17 9 58 AM '90

DAVIDSON COUNTY TN.

1793 04/17 0101 03CHECK 106-00

unimproved ( )
This is improved (X) property, known as 112 Shannon Avenue, Madison, TN 37115
(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 11th day of April, 19 90

Nina Garnett
Nina Garnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8089 PAGE 559

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

the bargainor _____, 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 Madison, _____, Tennessee, this 11th day of April, 19 90

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

Nina Garnett

TO

Robert T. Dixon, Jr. and wife, Janet L. Dixon

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 560

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

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	30000.00
			CON TX	99.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	106.00
			CHECK	106.00
04/17/90	01		09:58 0001	1793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19366

IDENTIF. REFERENCE

APR 17 9 58 AM '90

DAVIDSON COUNTY TN.

No. 310896