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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,500.00

James B. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES [illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
|---|---|---|
| James B. and Nannie B. Adams | Same | Map 73-1 |
| (NAME) | (NAME) | Par. 1 |
| 813 Chadwell Drive | (STREET ADDRESS) | 15DZ-31495 |
| (STREET ADDRESS OR ROUTE NUMBER) | | |
| Madison, Tennessee 37115 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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. Joe E. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Adams and wife, Nannie B. Adams

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. 2 of Block "B" on the Plan of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 100 feet on the west side of McGavock Avenue and runs back between parallel lines, 165 feet to a dead line.

BEING part of the same property conveyed to Joe E. Dixon by deed from Frank P. Dixon and wife, Velma L. Dixon of record in Book 4668, page 714, Register's Office for Davidson County, Tennessee.

50033

IDENTIFICATION

Aug 16 2 08 PM '90

FEES & WILLIAMSON REGISTER

THIS conveyance subject to restrictive covenants of record in Book 1195, page 308 and Book 1218, page 15, and such easements and setback lines of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.

Taxes for 1990 have been pro-rated and assumed by Grantee(s).
Patricia H. Dixon joins in the execution of this instrument to convey whatever rights, especially marital rights he may have.

unimproved ( )
This is improved ☒ property, known as 2109 McGavock Pike (House Number) (Street) Nashville, TN 37216 (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 Whereever 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 13th day of August, 1990

Joe E. Dixon

Joe E. Dixon

Patricia H. Dixon

Patricia H. Dixon

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Joe E. Dixon and wife, Patricia H. Dixon
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 13th day of August 1990.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

FROM
Joe E. Dixon

TO
James B. Adams and wife,
Nannie B. Adams

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

0640 08/17 0101 CHECK 206.65

**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 |
|---|---|---|---|---|
| | | | | CAMT 60500.00 |
| | | | | CON TX 199.65 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 206.65 |
| | | | | CHECK 206.65 |
| 08/16/90 | | 01 | | 14:11 0001 0640 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50033

IDENTIFICATION REFERENCE

AUG 16 2 08 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No. 347065**