79661

IDENTIF. ↑ REFERENCE

PICK-UP

94 AUG -9 PM 1:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9432 PAGE 408

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Address New Owner And Send Tax Bills To:

William E. Ezell, III
108 Westhampton Place
Nashville, Tennessee 37205

Map and Parcel No.:

Map 116-7, Parcel 103

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **WILLIAM E. DIX**, and wife, **SALLY W. DIX** (hereinafter referred to as "the Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM E. EZELL, III** (hereinafter referred to as "the Grantee"), an unmarried person, in fee simple, certain real property situated in the City of Belle Meade, Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as "the Property"), to have and to hold the Property to the Grantee, his heirs, successors and assigns, in fee simple forever; subject, however, to the following: **(a)** conditions of owner's certificate, a 70 foot minimum building setback line from Westhampton Place, designated disposal field area and a 10 foot easement for public utilities and drainage purposes along the rear and southerly side lines of said lot, as shown on the Plan of record in Plat Book 3700, Pages 95 and

96, Register's Office for Davidson County; **(b)** applicable zoning and land use regulations and laws; **(c)** and the lien for real property taxes for 1994, which taxes have been prorated and have been assumed by the Grantee.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; and that the Property is free and clear of all liens and encumbrances, except as herein set forth. The Grantors will forever warrant and defend the title to the Property against all lawful claims.

Whenever in this instrument the terms Grantors and Grantee are used, such terms shall be construed to include said parties, their respective heirs, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 9th day of August, 1994.

William E. Dix

William E. Dix

Sally W. Dix

Sally W. Dix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

William E. Dix

Affiant

Subscribed and sworn to before me, this the 9th day of August, 1994.

Deborah C. McFall

Notary Public At Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 24, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah C. McFall, a Notary Public in and for said State and County, the within named **William E. Dix,** and wife, **Sally W. Dix,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 1994.

Deborah C. McFall

Notary Public At Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 24, 1996

Exhibit A

BOOK 9432 PAGE 411

Property Description

A tract of land in the City of Belle Meade, Davidson County, Tennessee, being more particularly described as follows:

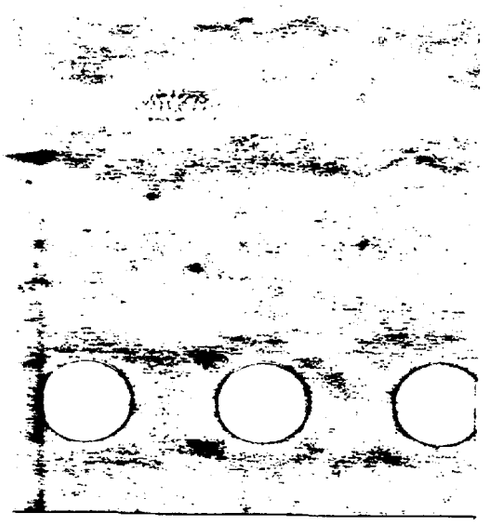
Being Lot No. 5 on the Plan of Westhampton Place, as of record in Book 3700, Pages 95 and 96.

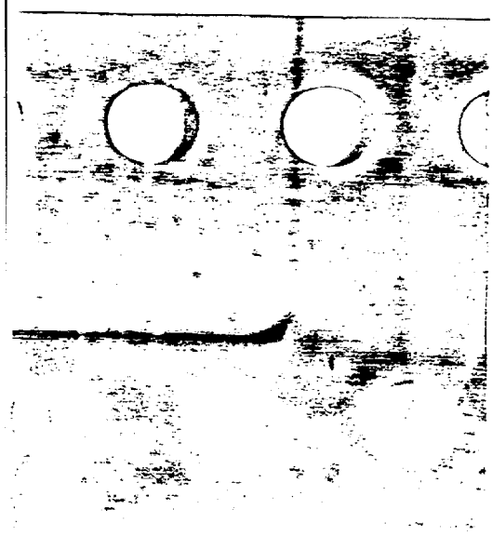
Said Lot No. 5 fronts 177.6 feet on the easterly side of Westhampton Place and extends back 273.9 feet on the northerly line and 171 feet on the southerly line, to a dead line measuring 210.2 feet thereon.

Being the same property conveyed to William E. Dix, and wife, Sally W. Dix, by deed from William E. Ezell, III, and wife, Lucianne F. Ezell, of record in Book 8390, Page 944, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Westhampton Place, Nashville, Tennessee.

6235 08/09 0101 03CHECK 2884.50





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

RECEIVED OF _____

FOR _____

BOOK 9432 PAGE 412

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
			CAMT	
				775000.00
			CON TX	2867.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2884.50
			CHECK	2884.50
08/09/94	01		13:32 0001	6235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79661
IDENTIF. ↑ REFERENCE

94 AUG -9 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 822720