5013

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9791 PG 890

ADDRESS NEW OWNER:
Ricardo C. Dixon and Cheryl D. Dixon
319 Spence Circle
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Navy Federal Credit Union
Westbrooke Shopping Center, Suite 426
Highway 70 West,
Havelock, NC 28532-9653

MAP AND PARCEL:
MAP 95-16
GROUP
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Martha Jane Green (also known as Martha J. Green) an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ricardo C. Dixon and wife, Cheryl D. 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 Lot No. 15 on the Plan of Spence Circle, of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Hardy Green and wife, Martha Jane Green by deed from Anne H. Pewett and husband, Leo F. Pewett, of record in Book 2695, page 465, Register's Office for Davidson County, Tennessee; the said John Hardy Green having since died.

This is improved property known as 319 Spence Circle, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 1424, page 62, said Register's Office.
3. All matters as shown on the plan of record in book 1424, page 62, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricardo C. Dixon and wife, Cheryl D. Dixon, their heirs and assigns, forever; and I, Martha Jane Green, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of September, 1995.

Martha Jane Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha Jane Green, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 84,000.00.

AFFIANT

Subscribed and sworn to before me
this 8th day of September, 1995.

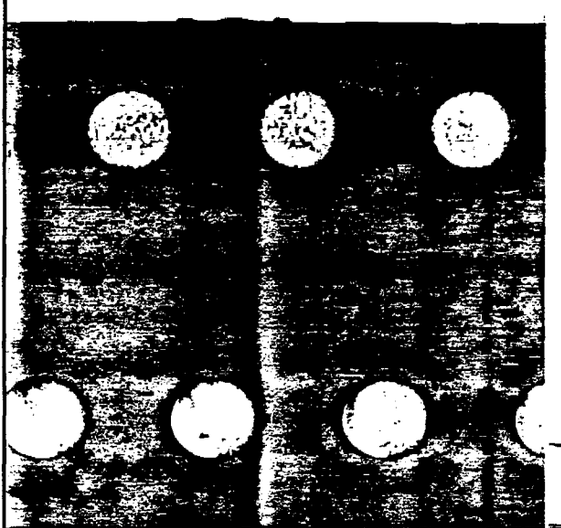
NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

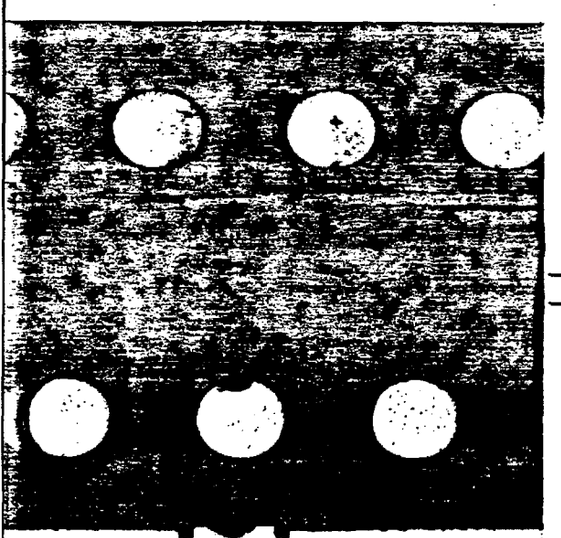
DAVIDSON COUNTY TENN.

0099252
IDENTIF. ↑ REFERENCE

95 SEP 11 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2946 09/11 0201 03CHECK 319.00





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

RECEIVED OF _____

FOR _____

BOOK 9791 PG 892

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

09/11/95 01 14:34 0001 2946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099252
IDENTIF. # REFERENCE

95 SEP 11 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951820