5.00

WARRANTY DEED

BOOK 10132 PG 147

N0796-580L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Dixon	Gary Dixon	MAP 82-11
(NAME)	(NAME)	
222 Treutland Street	222 Treutland St.	PARCEL 29
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(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, Eldon R. Spraker, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Dixon, ~~unmarried~~ married

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:

Parcel A:
Land in Davidson County, Tennessee being the easterly 39 feet of Lot No. 57 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 39 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

Parcel B:
Land in Davidson County, Tennessee being the westerly 11 feet of Lot No. 57 and the easterly 2 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 13 feet on the southerly side of Treutland Avenue and extend back between parallel lines 165 feet to an alley.

Parcel C:
Land in Davidson County, Tennessee being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved ( ) property, known as 222 Treutland Street, Nashville, TN 37207
(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 17th day of July, 19 96

Eldon R. Spraker, III

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

LEGAL DESCRIPTION CONTINUATION

County, Tennessee.

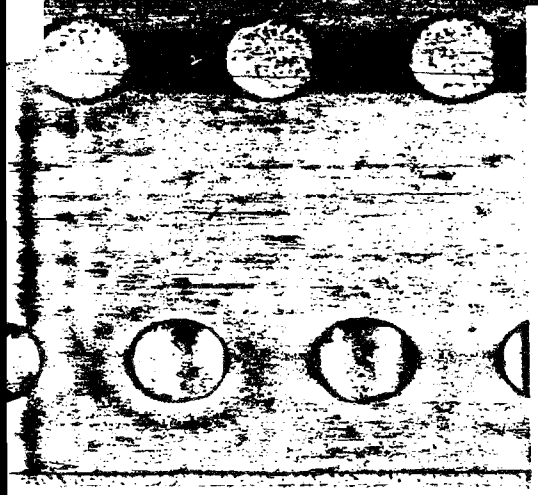
Said part of Lot No. 58 fronts 13 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

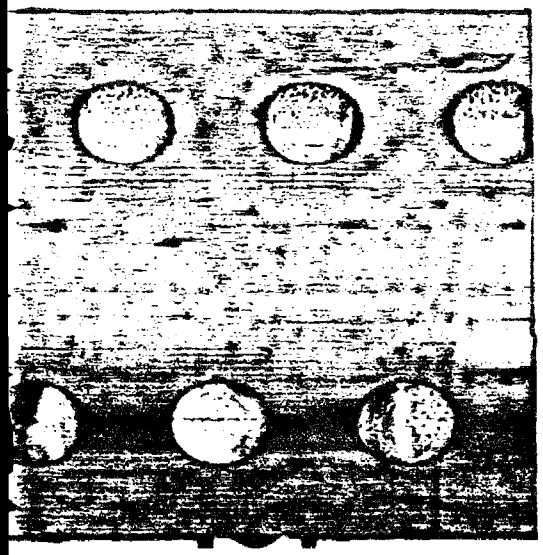
Being part of the same property conveyed to Elden R. Spraker, III by Deed from Richard King, Jr. and John R. Cate of record in Book 9591, Page 158, Register's Office for Davidson County, Tennessee.

This Conveyance is subject 1996 taxes and subsequent years, Davidson County Metropolitan Government Codes letters of record in Book 8426, page 229 and Book 8601, Page 155, said Register's Office, and to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Gary Dixon will maintain lot in accordance with health code standards and codes standards.

9115 07/25 0101 03CHECK 27.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10132 PG 149

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 5000.00
				CON TX 18.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 27.50
				CHECK 27.50
07/25/96		01		12:06 0001 9115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207178

ENTIF. & REFERENCE

25 PM 12:02

REGISTER
COUNTY, TN.