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0501571

IDENTIF. & REFERENCE

98 OCT 19 PM 4:03

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bills To: (New Owner)
Dianne Dixon
4134 Hydes Ferry Pike
Nashville, Tennessee 37218

Map and Parcel
69-7; 10

Mail

WARRANTY DEED

For and in Consideration of the sum of $10.00 Ten and 00/100 DOLLARS cash in hand to me paid by Dianne Dixon, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, Henrie Dixon have bargained and sold, and by these presents do transfer and convey unto the said Dianne Dixon, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th, formerly the 23rd, Civil District Davidson County, Tennessee, Description of the westerly part of the property recorded in Book 2596, page 546, R.O.D.C.

Beginning at an iron pin located in the northerly margin of Hydes Ferry Pike. Said point of beginning being also the southwesterly corner of the original tract of record in the Register's Office of Davidson County, Tennessee, Book 2596, page 546.

Running thence with the westerly line of the original tract, being also the westerly line of the herein described tract, N 44 15' E, 183.3 feet to an iron pin; thence S 46 30' E, 183.3 for a distance of 65 feet to an iron pin; thence, S 44 15' feet to an iron pin located in the northerly margin of Hydes Ferry Pike; thence, with the northerly margin of Hydes Ferry Pike N 46 30' W, for a distance of 65 feet to the point of beginning.

All in accordance with a survey and plat by Hickerson-Miller, Engineers-Surveyors, dated June 21, 1957. And being part of the property conveyed to Sherman Nevils and wife, Amanda R. Nevils by deed from Thurman Flatt and wife, Gladys E. Flatt, or record in Book 2596, page 546. R.OD.C., TN.

This is improved property commonly known as 4134 Hydes Ferry Pike, Nashville, TN. 37218

Being the same the property conveyed to V. H. Dixon and wife, Henrie B. Dixon by deed from Sherman Nevils and wife, Amanda R. Nevils, of record in Book 2651, page 309, R.O.D.C., TN. The said V. H. Dixon is now decease.

To have and to hold the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dianne Dixon, her heirs and assigns, forever.

And I do covenant with the said Dianne Dixon that I am lawfully seized and possess of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Henrie Dixon, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dianne Dixon, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of October 1998.

Henrie B. Dixon
Henrie Dixon

State of Tennessee}
Davidson County }

Personally appeared before me, V. H. Dixon, Jr., A Notary Public in and for said County and State, the within named Henrie Dixon, the bargainer with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 1998.

Commission Expires 1/4/2000 _____
Notary Public

The actual consideration or value of this transfer, whichever is greater, is $80,000.00.

_____
Affiant

State of Tennessee}
Davidson County }

5331 10/19 0101 03CHECK 307.00

Personally appeared before me, V. H. Dixon, Jr., A Notary Public in and for said County and State, the within named Dianne Dixon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 1998.

Commission Expires 1/4/2000 _____
Notary Public

This instrument prepaid by: V. H. Dixon, Jr. 1821 Jefferson Street Nashville, TN 37208

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

RECEIVED OF _____

FOR _____

BOOK 11161 PAGE 645

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

10/19/98 01 16:06 0001 5331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501571
IDENTIF. ← REFERENCE

98 OCT 19 PM 4:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360547