Map

THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 11247 PAGE 657

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration of value whichever is greater, for this transfer is $45,000.00.

Allen Dixon
Affiant

Subscribed and sworn to before me this the 3rd day of December, 1998.

Notary Public

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allen Dixon and wife, Jenise Dixon 448 Harpeth Meadows Drive Kingston Springs, TN 37082	Same	Map 141-00-0 Parcel 070.00

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 consideration the receipt of which is hereby acknowledged, I, **James V. Braswell**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Allen Dixon and wife, Jenise 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:

MAIL ENV.

98 DEC 10 PM 3:33

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0523780

IDENTIF. ↑ REFERENCE

Land in Davidson County, Tennessee, Beginning at a point on the northerly side of the right of way of Interstate 40, being a common corner on the land of T.M. Braswell, said common point being the southeast corner of T.M. Braswell's line adjoining the Interstate 40 right of way; thence along said boundary line of the T.M. Braswell property North 0 deg. 52' West 427.9 feet to the center of Hooten Hows Road; thence with the center of said road North 57 deg. 30" East 175.00 feet; thence South 29 deg. 0" East 516.40 feet; thence westerly following Interstate 40 right of way 398.00 feet to the point of beginning, said parcel having a total of 3 acres according to a survey of Robert M. Dishner, dated April 10, 1973, and being part of the tract of land owned by Mrs. W.J. McPherson, widow of W.J. McPherson.

Being the same property conveyed to James V. Braswell by deed from Mrs. W.J. McPherson of record in Book 4704, Page 989, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor herein.

This is unimproved property known as approximately 3 acres, Hooten Hows Road, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I 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, 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. Whenever 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 3rd day of December, 1998. BOOK 11247 PAGE 658

James V. Braswell
JAMES V. BRASWELL

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named James V. Braswell, the bargainor, 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 seal at Kingston Springs, Tennessee, this 3rd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY [illegible]
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

8944 12/10 0101 03CHECK 177.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11247 PAGE 659

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

12/10/98 01 15:34 0001 8944

0523780
IDENTIF. & REFERENCE

98 DEC 10 PM 3:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1398423