(1)

BOOK 11336 PAGE 71

Send Tax Bills To:
Phillip Wright, Jr.
2429 Batavia Street
Nashville, Tennessee 37208

Map and Parcel
92-6; 643

WARRANTY DEED

For and in Consideration of the sum of $8,500.00 Eight Thousand Five Hundred and 00/100 DOLLARS cash in hand to me paid by Phillip Wright, Jr., 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 Phillip Wright, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 30 on the Plan of G. W. Ashcrafts Subdivision of Lot No. 11 of the Boyd McNairy Tract, as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 35 feet on the southerly side of Batavia, formerly Prospect Street, and runs back between parallel lines, 110 feet to an alley.

This is improved property commonly known as 2429 Batavia Street, Nashville, TN. 37208

Being the same the property conveyed to V. H. Dixon and wife, Henrie B. Dixon by deed from John L. Driver and wife, Nannie Driver , of record in Book 3840, page 651, 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 Phillip Wright, Jr., his heirs and assigns, forever.

And I do covenant with the said Phillip Wright, Jr. 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 Phillip Wright, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of October 1998.

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 10/29/2000

Notary Public

The actual consideration or value of this transfer, whichever is greater, is $8,500.00

Affiant

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 Phillip Wright, Jr., with whom I am personally acquainted, and who acknowledged that he 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 10/29/2000

Notary Public

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0547697

IDENTIF. ↑ REFERENCE

99 FEB 10 PM 2:31

[illegible] REGISTER
[illegible] COUNTY, TN.

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4460 02/10 0101 03CHECK 42.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0547697
IDENTIF. & REFERENCE
99FEB 10 PM 2:31
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	8500.00
CON TX	31.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	42.45
CHECK	42.45

02/10/99 01 14:30 0001 4460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423746