12:33

This document is being re-recorded for the purpose of correcting the scriviner's error changing the County in which it is recorded.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 361710 Instrument 473396
Rec'd: 8.00 NBk: 71 Pg 173
State: 127.65 Recorded
Clerk: 1.00 4/20/1999 at 12:33 PM
EDP: 2.00 in Record Book
Total: 138.65

962 Pg 656

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Susan H. Rees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES 4-28-02

Ret

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

BOOK 11529 PG. 819

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Billie Byrd	SAME	83-2-205
(NAME)	(NAME)	
1520 Douglas Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles H. Dixon and wife, Viola Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billie Byrd, unmarried, Paul Presley and wife, Louise Presley

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. 88, on the plan of Dr. E. T. Browns Subdvision, as shown on plat of record in Plat Book 332, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles H. Dixon, married by Deed of Record in Record Book 6946, page 951, Register's Office for Davidson County, Tennessee.

0377 06/14 0101 03CHECK 10.00

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

Viola Dixon joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

This is improved (XX) unimproved ( ) property, known as 1520 Douglas Ave. Nashville, TN 37206
(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. 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 our hand(s) this 7th day of April, 19 99

Charles H. Dixon Viola Dixon

Charles H. Dixon Viola Dixon

BOOK 11529 PG. 820

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Dixon and wife, Viola Dixon

the bargainor(s), 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 official seal at Gallatin, Tennessee, this 7th day of April, 19 99.

Commission expires 9-28-02

Notary Public

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

0600389

Page 657

99 JUN 16 AM 9:47

TILLMAN H. HEISTER
DAVIDSON COUNTY, TN.