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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Shirley M. Stafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 1978.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Stafford (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 148-9
321 Haywood Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 75
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL. 35201 (CITY) (STATE) (ZIP)	SDU 45741

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, Robert V. Dixon and wife, Marian Austin Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Stafford and wife, Shirley M. Stafford

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 14 on the plan of H.E. Bernals' "Haywood Heights" Subdivision according to a survey made by Geo. W. Watkins, Surveyor, dated April 1950, described as follows:

BEGINNING at a point in the center of Haywood Lane located eastwardly 2,608.32 feet along the center of Haywood Lane from the intersection thereof with the center of Nolensville Pike; thence with the center of Haywood Lane and along a slight curve to the left eastwardly 150 feet; thence south 2° east 1051.2 feet, north 89° west 147 feet and north 2° 10' west 1023.6 feet to the point of beginning containing 3.52 acres, more or less.

BEING the same property conveyed to Robert V. Dixon and wife, Marian Austin Dixon by deed from Euell F. Suddeth and wife, Fannie A. Suddeth of record in Book 4586, page 139, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marian Austin Dixon by Robert V. Dixon as her Attorney in Fact pursuant to a recorded Power of Attorney of record in Book 5346, page 239, Register's Office for Davidson County, Tennessee.

This is to certify that Marian Austin Dixon and Marian A. Dixon are one and the same.

This is unimproved ( ) improved (X) property, known as 321 Haywood Lane, Nashville, TN. 37211
(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 our hands this 29th day of September, 19 78

Robert V. Dixon

Robert V. Dixon

Marian Austin Dixon
BY: Robert V. Dixon
Robert V. Dixon, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert V. Dixon

the bargainor, 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 29th day of September, 1978.

Commission expires 11-17-80

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Dixon

TO Stafford

E 92316

IDENTIF. REFERENCE

OCT 4 1 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-4-78	CONV	90,000.00	110,000.00	
OCT-4-78	CONV	20,000.00		
OCT-4-78	S'TAX		B*	286.00
OCT-4-78	PR'FEE		B*	.50
OCT-4-78	W'DEED		B*	4.00
			*	290.50

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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 Robert V. Dixon with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Marian Austin Dixon as her Attorney in Fact as the free act and deed of the within named Marian Austin Dixon.

Witness my hand and official seal at Nashville, TN. this the 29th day of September, 1978.

Notary Public

My commission expires: 11-17-80