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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 $

40,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 19 79.

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe P. Teague (NAME)	Exchange Bond & Mortgage Corporation (NAME)	6DD-17940
4955 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	1335 Savoy Drive, NE (STREET ADDRESS)	147-7
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	12

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 Allen Dixon and wife, Linda Keel Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe P. Teague, unmarried

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:

BEING Lot No. 90 on the Plan of Battery Crest, Section 1, of record in Plat Book 2900, Page 91, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert Allen Dixon and wife, Shirley Wyllene Hudgens Dixon by deed from Thomas W. Nix and wife, Edna V. Nix, of record in Book 4070, Page 318, said Register's Office. Property vested in Robert Allen Dixon by Divorce Decree No. 52554 in the Fourth Circuit Court of Davidson County, Tennessee, of record in Book 5086, Page 441, Register's Office, Davidson County, Tennessee. Linda Keel Dixon herein joins to convey any and all rights or interest she may have; especially her marital rights.

THIS conveyance is subject to restrictions of record in Book 3072, Page 429, and Book 3098, Page 290, said Register's Office.

THIS conveyance is subject to Seven Mile Creek; drainage easement; sewer easement; and building lines, of record in Plat Book 2900, Page 91, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 4955 Edmondson Pike 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 31ST day of MAY, 19 79

Robert Allen Dixon Robert Allen Dixon

Linda Keel Dixon Linda Keel Dixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Allen Dixon and wife, Linda Keel Dixon

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31ST day of MAY 1979

Commission expires 2-18-82

Dixie Seagraves
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 (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__.

My commission expires _____

_____
Notary Public

F: 32861

WARRANTY DEED

FROM
Robert Allen Dixon

TO
Joe P. Teague

IDENTIF. REFERENCE

JUN 5 1 54 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
219 fortune building 1
311 plus park boulevard
Nashville, tennessee 37217

7262

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CO
104.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 108.50-
7282A06/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 32861

IDENTIF. REFERENCE T

JUN 5 1 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688280