ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr./Ms. Edward D. Morgan (NAME)	Bankers Mortgage Corporation (NAME)	149-5
401 Barclay Swaure Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	31
Antioch , Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE)	2DU-68476

BOOK 5706 PAGE 296

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) AND NO/100 * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, in the original principal sum of $37,300.00, payable to First American National Bank of Nashville, in monthly installments, including interest as set forth in said note, and being secured by a deed of trust executed by Lynn Allen Dixon and wife, Carol Jenise Dixon to Harold W. Fogelberg, Trustee, as of record in Book 5398, page 576, Register's Office for Davidson County, Tennessee, and further agrees to assume the principal balance and future interest on a note, payable to Atlantic Consumer Services, of record in Book 5619, page 974, said Register's Office,

LYNN ALLEN DIXON AND WIFE, CAROL JENISE DIXON

have bargained and sold, and by these presents do transfer and convey unto XXXXXX EDWARD D. MORGAN AND WIFE, MARGARET MORGAN, CO-CONSERVATORS FOR ESTATE OF EMMA C. MORGAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147 on the Plan of Barclay Square, Section III as of record in Book 4675, page 154, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lynn Allen Dixon and wife, Carol Jenise Dixon by deed from Johnnie Wayne Trapp and wife, Angelique Trapp of record in Book 5398, page 574, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4872, page 490; and (2) All matters appearing on the plan of record in Book 4675, page 154, said Register's Office, and, (3) 1981 taxes, which have been assumed by the Buyer.

unimproved ( )
This is improved (X) property, known as 401 Barclay Square Circle, Antioch, TN 37013
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 hands this 30th day of January, 19 81.

Lynn Allen Dixon — Carol Jenise Dixon

LYNN ALLEN DIXON — CAROL JENISE DIXON

BOOK 5706 PAGE 297

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 Lynn Allen Dixon and wife, Carol Jenise Dixon

the bargainers, 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 30th day of January, 1981.

My commission expires 4-17-83 Notary Public Ellen D. Evans

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,650.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Margaret Morgan

Sworn to and subscribed before me this 30th day of January, 1981.

My commission expires 4-17-83 Notary Public Ellen D. Evans

This instrument was prepared by:

George E. Mudter, Jr., Atty. 254 Highlands Building Brentwood, TN 37027

Name Address

7780 WARRANTY DEED CHECK

FROM LYNN ALLEN DIXON AND WIFE,

TO CAROL JENISE DIXON

EDWARD D. MORGAN AND WIFE,

MARGARET MORGAN,

CO-CONSERVATORS FOR ESTATE OF EMMA C. MORGAN

G. 2.7.7.4.7

IDENTIF. REFERENCE

FEB 2 3 11 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE BOX #38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5706 PAGE 298

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46650.00- CO
121.16 CO TX
.50 PRFEE
6.00 WDEED
CHECK 127.66-
7780A02/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.7.7.4.7

IDENTIF. REFERENCE

FEB 2 3 11 PM '81

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 804752