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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 $63,277.98

James D. Triplett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1983.

Susan Y. Wall
Notary Public

MY COMMISSION EXPIRES: 1/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Triplett (NAME)	First Family Mtg. Corp.of Florida (NAME)	MAP 43-10
233 Becklea Drive (STREET ADDRESS OR ROUTE NUMBER)	2900 Ogden (STREET ADDRESS)	PARCEL 83
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Lisle, IL 60532 (CITY) (STATE) (ZIP)	11D-60818

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, JUANITA L. DIXON and husband, JOHN E. DIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. TRIPLETT and wife, DENISE L. TRIPLETT

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 242, on the Plan of Madison Park, Section 8, of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot 242 fronts 64.6 on the southerly margin of Becklea Drive and extends back 147.9 ft. on the easterly line and 150.4 ft. on the westerly line to a dead line in the rear measuring 64.64 ft. thereon.

Being the same property conveyed to Juanita L. Dixon by deed from Bettye M. Bond and husband, Johnnie D. Bond, of record in Book 5494, Page 783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4532, Page 300, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Exchange Bond & Mortgage Corporation in the original principal amount of $53,650.00, of record in Book 5459, Page 379, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 233 (House Number) Becklea Drive (Street) Nashville, TN (P. O. Address) 37115 (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 24th day of June, 1983

Juanita L. Dixon

John E. Dixon

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 Juanita L. Dixon and husband, John E. Dixon

the bargainors, 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 24th day of June 1983

Commission expires 4/22/84

Susan D. Harris
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

WARRANTY DEED

FROM
Juanita L. Dixon

TO
John E. Dixon

IDENTIF. REFERENCE
James D. Triplett

Denise L. Triplett

RUSH

JUN 24 2 39 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/24 168.48- CHECK H56103

7513

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

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FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62277.98- CO	
			161.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 168.48-	
			7513A06/24/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 56103

IDENTIF. REFERENCE

JUN 24 2 39 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 958712