*SPECIAL

WARRANTY DEED and Fill

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E.Dixon and wife, Juanita L.. Dixon	First Atlanta Mortgage Corp. (NAME)	41-7
3982 Lawing Dr. (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree St., N.E. (STREET ADDRESS)	7
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (CITY) (STATE) (ZIP)	BOOK 6080 PAGE 136

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,~~ Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Dixon and wife, Juanita L. Dixon;

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. 11 on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for said County.

Beginning on the westerly margin of Lawing Drive at the corner of Lot Nos. 10 and 11; thence with the line between said two lots westerly 256.8 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots, northerly 233 feet to the southerly margin of Goodmorning Drive; thence with the margin of the same westerly 170.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 38.6 feet to the westerly margin of Lawing Drive; thence with the same southerly 150.5 feet to the beginning.

Being the same property conveyed to Commerce Union Bank by Successor Trustee's Deed from Jefferson H. Ockerman, Successor Trustee, of record in Book 5980, page 467, said Register's Office, and by Deed of Correction of record in Book 6012, page 242, said Register's Office.

Upon the delivery of this Special Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5344, page 671, said Register's Office, payable to First Atlanta Mortgage Corporation.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 3127, page 43, said Register's Office.
3. The Plan of record in Book 2854, page 116, said Register's Office.
4. The above deed of trust assumed by Grantees.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

This is unimproved ( ) improved (X) property, known as 3982 Lawing Drive, Nashville, Tennessee 37207 (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 successors, assigns 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 its hand this 30th day of June, 1983

ATTEST: COMMERCE UNION BANK

BY: Gerald O'Beirne, Banking Officer BY: Ron N. Suekelum Vice President

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 3088 PAGE 137

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron N. Suedekum and Gerald D Numan, with whom I am personally acquainted and who upon their several oaths) acknowledged themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President and Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ron N. Suedekum as such Vice President and attesting the same by the said Gerald D Numan as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of June, 1983.

My Commission Expires: 4-19-87

Lisa M. Healey
Notary Public

LISA HEALEY NOTARY PUBLIC DAVIDSON CO.

*SPECIAL

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
John E. Dixon and wife, Juanita L. Dixon

RETURN TO: **Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

IDENTIF. REFERENCE

JUL 5 11 24 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 5 7 9 2 7

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 77,322.80

John E Dixon

Subscribed and sworn to before me this 30 day of June, 1983.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON CO. TENNESSEE AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF

BOOK 6086 PAGE 138

FOR

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION -	TAX AND FEES	TOTAL PAID
			77322.80- CO	
			200.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 207.48-	
			8955A07/05/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 57927

IDENTIF. REFERENCE

JUL 5 11 24 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960769