THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
W. Terry Dixon 532 Starliner Drive Nashville, TN. 37209	Nationwide Lending Group 11300 Rockville Pike Rockville, MD. 20852	MAP 90-115 PARCEL 113 8DA-32892

BOOK 6354 PAGE 1

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD LEE VECCHIE, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. TERRY DIXON and wife, JEANIE L. DIXON

hereinafter called the Grantee, Grantee's 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 No. 1012 on the plan of Charlotte Park, Section 13, of record in Book 2900, pages 142 and 143, Register's Office for said County.

SAID Lot No. 1012 fronts 75.0 feet on the northeasterly margin of Starliner Drive and extends back between parallel lines 149.8 feet to a dead line.

BEING the same property conveyed to Richard Lee Vecchie and wife, Ponchita N. Vecchie by deed from Cumberland Valley Builders, Inc., of record in Book 3404, page 41, said Register's Office. Ponchita N. Vecchie has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 3185, page 544, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed by Benjamin Caillouette on behalf of Richard Lee Vecchie as his Attorney in Fact pursuant to a Power of Attorney which is recorded in Book 6318, page 693, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 532 Starliner Drive, Nashville, TN. 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of August, 19 84.

Richard Lee Vecchie
Richard Lee Vecchie
BY: Benjamin Caillouette, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6354 PAGE .2

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ #62,000.00.

W. Terry Dixon
Affiant

Subscribed and sworn to before me, this the 2ND day of August, 1984.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

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 Benjamin Caillouette, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument onbehalf of Richard Lee Vecchie as his Attorney in Fact as the free act and deed of the within named Richard Lee Vecchie.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of August, 1984.

My Commission expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

Richard Lee Vecchie, unmarried

to:

W. TERRY DIXON, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

3988

08/06 170.70- CHECK

BOOK 6354 PAGE 3

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Benjamin Caillouette

Affiant Benjamin Caillouette

Sworn to and subscribed before me this 1st day of August, 19 84.

Notary Public

My Commission Expires: Nov 4 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FELIX E. WILSON II REGISTER DAVIDSON COUNTY, TN

AUG 6 2 56 PM '84

IDENTIF. REFERENCE

I 4 1 2 4 9

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6354 PAGE 4

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

62000.00- CAMT.
161.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 170.70-
9988A08/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 2 4.9

IDENTIF. REFERENCE

AUG 6 2 35 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0058851