File 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 44763.68

Subscribed and sworn to before me, this the 2 day of MAY 19 85

My commission expires: 3-8-87 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Peggy R. Steffno	Central Mortgage Company
5510 Edgemeade Dr. - Tr. 103	P.O.Box 179
Madison TN 37115 (STREET ADDRESS / CITY / STATE / ZIP)	Upper Darby, PA. 19082 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO. Map 034-13 Parcel 228	

BOOK 6548 PAGE 573

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES E. DIXON, A MARRIED MAN

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO PEGGY R. STEFFNO AND GEORGE B. AREHART, JR.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 29 on the Plan of Edgemeade Farm Subdivision, of record in Plat Book 3600 at page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JAMES E. DIXON, A MARRIED MAN by deed recorded in Book 6522 at page 759, Register's Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Central Mortgage Company, which the Grantee(s) herein agree to assume and pay.

J 0 1 7 5 1

IDENTIFICATION REFERENCE

MAY 3 2 50 PM '85

DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 206 Edgemeade Drive, Madison , Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of MAY 19 85

James E. Dixon

4326

State of Tennessee
County of Davidson

BOOK 6548 PAGE 574

On this 2 day of MAY, 19 85, before me personally appeared JAMES E. DIXON, A MARRIED MAN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

3-8-89

Notary Public

State of Tennessee
County of _____

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

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 6548 PAGE 575

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

44763.63- CONT.
116.49 CSTAX
.50 PRFEE
6.00 MORTD
CHECK 123.99-
4326A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0175I

IDENTIF. REFERENCE

MAY 3 2 50 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 131103