BOOK 6725 PAGE 821

DEED WITHOUT WARRANTIES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Charles H. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 1985

Notary Public

MY COMMISSION EXPIRES: 1/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McMackin, Garfinkle & McLemore, 219 Fifth Avenue, North, Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Dixon, et ux (NAME)	Same (NAME)	83-4 72
901 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DA36803
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

For consideration, the receipt and sufficiency which is hereby acknowledged, the undersigned, by these presents, do hereby sell, transfer and convey unto Charles H. Dixon and wife, Viola Dixon, all of its right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 12 on the Plan of Rosebank Park (Resubdivision of Lots 11 and 12), as of record in Book 3842, page 32, described as follows:

Beginning at a point in the easterly margin of Preston Drive, common corner of Lots Nos. 11-A and 12 on said Plan; thence with the line between said two lots easterly 133.80 feet; thence south 2 degrees 11 minutes 40 seconds west 104.98 feet to a point in the northerly margin of Carter Street; thence with said margin north 88 degrees 00 minutes west 113.0 feet; thence around a curve northwesterly 31.42 feet to a point in the easterly margin of Preston Drive, thence north 2 degrees 00 minutes east 95.2 feet to the point of beginning.

Being the same property conveyed to Credithrift of America, Inc., by Trustee's Deed from James Wm. Hofstetter, Jr., Trustee, of record in Book 6548, page 174, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants, of record in Book 1907, page 593, Register's Office, Davidson County, Tennessee; subject to plan of record in Book 3842, page 32, said Register's Office, showing an owner's certificate, a 30' minimum setback line from Preston Drive and Carter Street

and a 10' utility and drainage easement along the easterly line and the easterly portion of the northerly lot line.

This is improved property located at 1203 Preston Drive, Nashville, TN 37206.

Witness my hand on this 26 day of November, 1985, the corporate party having caused its named to be signed hereto by its duly authorized officer on said day and date.

CREDITHFRIFT OF AMERICA, INC.

By: James S. Snyder
Vice-President

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a notary public of the State and County aforesaid, personally appeared James S. Snyder with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of Credithrift of America, Inc., the within named bargainor, a corporation, and that he is such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal at office in Chattanooga, Tennessee, this 25th day of November, 1985.

Frances O. Morrow
Notary Public

My Commission Expires:
October 18 1989

58041

IDENTIFICATION REFERENCE

DEC 4 10 04 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			6500.00 CO-STATE 165.00 CO TAX .50 PROBATE 6.00 MORTGAGE STATE TAX	175.50-
2700A12/04/85			3AL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58041

IDENTIFICATION REFERENCE

Dec 4 10 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197772