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

Box 8 C9

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald H. Dix 5656 Cloverland Drive Nashville, TN. 37211	Bailey Mortgage Company 162 East Amite Street Jackson, MS 39201	171-65 6DU-56855 BOOK 6737 PAGE 915

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, Vivian J. Stikeleather and husband, Harold G. Stikeleather hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald H. Dix and wife, LaVonne H. Dix 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. 12 on the plan of Brentwood Gardens, of record in Book 1130, page 16, Register's Office for said County.

SAID Lot No. 12 fronts 150 feet on the easterly margin of Cloverland Drive, Formerly Frank Road and extends back 490.3 feet on the northerly line and 481.0 feet on the southerly line to a dead line in the rear, measuring 150.0 feet thereon.

BEING the same property conveyed to Harold G. Stikeleather and wife, Vivian J. Stikeleather by deed from Bobby J. Stanley and wife, Nancy R. Stanley of record in Book 5767, page 346, said Register's Office. Harold G. Stikeleather has since quitclaimed to Vivian J. Stikeleather all right, title and interest so that Vivian J. Stikeleather will be sole owner of said property as of record in Book 6258, page 712, Register's Office for said County.

6 | 8 8 7

IDENTIFICATION REFERENCE

Dec 17 | 2 | 89 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 5656 Cloverland Drive, Nashville, Tennessee 37211.

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 9 day of December, 1985.

Vivian J. Stikeleather
Vivian J. Stikeleather

Harold G. Stikeleather
Harold G. Stikeleather

STATE OF ~~TENNESSEE~~
COUNTY OF Palm Beach

On this 9 day of December, 1985, before me personally appeared Vivian J. Stikeleather and Harold G. Stikeleather, 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 they executed the same as their free act and deed.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 11,1987
BONDED THRU GEN. INSURANCE UND

My Commission Expires:

Doris E. Cash
Notary Public

NOTARY PUBLIC STATE OF FLORIDA

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6737 PAGE 316

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 Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of December, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

Vivian J. Stikeleather, et vir

to:

Ronald H. Dix, et ux

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

TN 24423

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

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 917

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

1750.00- CASH
455.00 CSTEX
.50 PRFEE
6.00 MISC
CHECK 461.50-
741 A 12/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 8 8 7.

IDENTIFICATION REFERENCE

DEC 17 1 20 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 202364