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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Joe E Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 1986

Johnnie A Hodgkins
Notary Public

MY COMMISSION EXPIRES: April 20, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe E. Dixon (NAME)	Citicorp Homeowners Services, Inc. (NAME)	Map 83-7
2109 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14998 (STREET ADDRESS)	Par. 322
Nashville, Tenn. 37216 (CITY) (STATE) (P.O. ZIP)	St. Louis, Missouri. 63178 (CITY) (STATE) (ZIP)	15DA-49611

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, REAL ESTATE CENTER OF CERRITOS, A CALIFORNIA CORPORATION d/b/a REAL ESTATE CENTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE E. 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Eastland Oaks, Section I, as of record in Book 4660, page 67, Register's Office for said County.

Said Lot No. 4 fronts 63.5 feet on the northerly margin of Eastland Avenue and extends back between parallel lines 200.0 feet to a dead line on the rear on which it measures 63.5 feet.

Being the same property conveyed to Lenore Willard by deed from Shari L. Mishara and Johnny C. Brown, III, of record in Book 5721, page 702, said Register's Office. By judgement of the Chancery Court for Davidson County, Tennessee, Part III, Case No. 81-1024-III, the interest of Lenore Willard a/k/a Lenore Dziedzic was divested from her and vested in Real Estate Center of Cerritos, d/b/a Real Estate Center of record in Book 5860, page 278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a debt in the original amount of $42,000.00 as secured by Deed of Trust in Book 5367, page 119, said Register's Office, securing Mercantile Mortgage Company, the Grantee herein assumes said obligation and agrees to pay same as it becomes due and payable. The Grantor transfers to the Grantee all its interest in and to the Escrow Account in connection with the loan assumed.

7.5.7.7.

IDENTIFICATION

FEB 13 10 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

This is unimproved ( ) improved (X) property, known as 2319 Eastland Avenue, Nashville, Tennessee. 37206
(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 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 our hand s this 31 st. day of January, 19 86

REAL ESTATE CENTER OF CERRITOS, A CALIFORNIA CORP., d/b/a REAL ESTATE CENTER

by: Franklin D. Lee, President

Mary R. Lee, Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

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On this 31st day of January, 19 86, before me, the undersigned, a Notary Public in and for said state, personally appeared FRANKLIN D. LEE and MARY K. LEE personally known to me (or proved to me on the basis of satisfactory evidence) to be the _____ President and _____ Secretary, respectively of REAL ESTATE CENTER OF CERRITOS d/b/a/ REAL ESTATE CENTER, the corporation that executed the within instrument, said persons being known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Acknowledgment — Corporation Joint Venturers

WITNESS my hand and official seal.

OFFICIAL SEAL
NATALIE HERRERA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Oct. 2, 1987

Notary Public in and for said state.

(This area for official seal)

PR-49 (10) Rev. 6-82

12/13 [illegible]

WARRANTY DEED

FROM

Real Estate Center of Cerritos, a California Corporation, dba Real Estate Center

TO

Joe E. Dixon

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

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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
			58000.00- CONT.	
			145.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 150.13-	
			4364A02/13/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.7.7.

IDENTIFICATION REFERENCE

FEB 13 10 04 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218926