THIS INSTRUMENT WAS PREPARED BY WILLIAM T. BERRY, ATTORNEY AT LAW
413 Welshwood Drive
Nashville, TN 37211

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEWIS W. FARRIS (NAME)	SAME (NAME)	Map 181 Par 172 and Map 181 Par 176
P.O. Box 17025 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	6D-72657 and 6D-72676

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, Dollars, the receipt of which is hereby acknowledged, we

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ROGER W. DIXON & wife, Sandra Gail DIXON

have this day bargained and sold, and do hereby transfer and convey unto the said LEWIS W. FARRIS

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 3 of Bluff Road Acres Subdivision, and reserve lot acrross road for septic tank area, of record in Plat Book 5200, page 221, R.O.D.C. described as follows:

SAID Lot No. 3 fronts 240.67 feet on Bluff Road, the northerly margin being 287.77 feet and the southerly boundary being 349.62 feet to a rear line which measures 320.00 feet; containing 2.0102 acres, more or less. In addition there is also conveyed a lot across the road for septic tank area which fronts on the easterly side of Bluff Road which fronts 587.18 feet on Bluff Road, the southerly margin 352.61 feet, the northerly margin 43.16 feet and rear line which measures 361.28 feet and contains 1.8421 acres, more or less.

BEING the same property conveyed to Roger W. Dixon and wife, Sandra Gail Dixon by deed from Robert L. Whitson and wife, Ruth Anne Whitson of record in Book 6818, page 112, Register's Office for Davidson County, Tennessee.

*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 3rd day of June 19 86

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6578 Bluff Road and additional lot across street (House Number) (Street) P. O. Address: BRENTWOOD, TN 37027 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Lewis W. Farris, his heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Lewis W. Farris (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 3rd day of June, 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roger W. Dixon
ROGER W. DIXON

Sandra Gail Dixon
SANDRA GAIL DIXON

* **THIS** conveyance subject to Restrictive Covenants of record in Book 322, pag 204, Register's Office for Williamson County, Tennessee and such easements an setback lines of record in Book 5200, page 221, Register's for Davidson Co., T.

TAXES for 1986 have been pro-rated and assumed by Grantees

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Roger W. Dixon AND WIFE, SANDRA GAIL DIXON

the within named bargainor..., with whom I am personally acquainted, and who acknowledged that THEY *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 3rd *day of* JUNE, *19*86.

William T. Berry *Notary Public*

Commission expires 07/17/88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..., *with whom I am personally acquainted, and who, upon oath, acknowledged* ...*self to be* ...*of the* ..., *the within named bargainor, a corporation, and that* ...*he as such* ..., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ...*self as* ...

Witness my hand and seal, at office in ..., *this* ...*day of* ..., *19*...

...*Notary Public*

Commission expires ...

07695

WARRANTY DEED

FROM
Roger W. Dixon and wife,

TO
Sandra Gail Dixon

Lewis W. Farris

IDENTIFICATION REFERENCE

JUN 5 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TEXAS TITLE & ESCROW CO. INC.
Title Insurance & Real Estate Closings

413 Welshwood Dr.
Suite 206
Nashville, Tenn. 37211

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

25000.00- CONT.
65.00 COTAX
.50 PRFE
6.00 WDED
CHECK 71.50-
2156A05/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 7 6 9 5

IDENTIFICATION REFERENCE

JUN 5 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255805