THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED

BOOK 6946 PAGE 951

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES H. DIXON	KENTUCKY MORTGAGE COMPANY	83-2-205
(NAME)	(NAME)	
800 MITCHELL ROAD	P. O. BOX 13013	27W-25280
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37206	LEXINGTON, KENTUCKY 40512	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees, assuming a certain unpaid indebtedness which is of record in Book 6032, page 6, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless therefrom,

SANFORD A. FITTS, JR., AND WIFE , hereinafter referred to as Grantors,
MARY ANN FITS, *has bargained and sold, and does hereby transfer and convey unto the said*
CHARLES H. DIXON, hereinafter referred to as Grantee, his

(successors), heirs and assigns,

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

Being Lot No. 88 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of Brownsville Addition, of record in Book 332, page 91 of the Register's Office for said County, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Sanford A. Fitts, Jr., unmarried by deed from Lucile Dysart, Executrix, of record in Book 6032, page 3, Register's Office, Davidson County, Tennessee.

Mary Ann Fitts joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

0705 IDENTIFICATION REFERENCE

AUG 12 11 37 AM '86 FELIX Z. WILSON JJ REGISTER DAVIDSON COUNTY, TN

CAROLYN DELFFS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 5 day of August 19 86.

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1520 E. Douglas Avenue, Nashville, Tn. 37206
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 5 *day of* August, 1986, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sanford A Fitts Jr.

Mary Ann Fitts

Charles H Dixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* SANFORD A. FITTS, JR., AND WIFE, MARY ANN FITTS AND CHARLES H. DIXON

the within named bargainor.s, 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* 5 *day of* August, *19*86.

Carolyn Delfs *Notary Public*

Commission expires 3/8/89

CAROLYN DELFS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

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

RECEIVED OF _____

FOR _____

BOOK 6946 PAGE 953

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

2050 .10- [illegible]
79.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 86.00-
9035AUG/12/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 7 0 5

IDENTIFICATION REFERENCE

AUG 12 11 17 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 282139