BOOK 7001 PAGE 183 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Roger Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 1986.

Notary Public

MY COMMISSION EXPIRES: 7-9-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger W. Dixon (NAME)	(Mortgagee) Same Suite 205 (NAME)	133-1
422 McClellan Avenue (STREET ADDRESS OR ROUTE NUMBER)	417 Gilshwood Dr. (STREET ADDRESS)	PAR. 172
Nashville, TN. 37211 (CITY) (STATE) (P O ZIP)	NASH. Tn 37217 (CITY) (STATE) (ZIP)	06DA 37531

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, Darryl W. Thiebaud and wife, Care Ruth Thiebaud

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger W. Dixon and wife, Sandra G. Dixon and Albert Don Taylor and wife, Joanne M. Taylor

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:

BEING Lot No. 12 on the Plan of Radnor Terrace Subdivision of record in Book 421, Page 58, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Darryl W. Thiebaud and wife, Care Ruth Thiebaud by deed from Ralph H. Lewis and wife, Patricia A. Lewis of record in Book 5789, Page 616, Register's Office, Davidson County, Tennessee.

THIS property is also known as 422 McClellan Avenue, Nashville, TN. 37211.

Care Ruth Thiebaud executed this instrument on behalf of Darryl W. Thiebaud pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to any and all existing easements of record.

49840

IDENTIFICATION REFERENCE

Oct 6 12 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 424 McClellan Avenue, Nashville, TN. 37211
(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 hands this 29th day of September, 19 86

Darryl W. Thiebaud By: Care Ruth Thiebaud, Attorney in Fact

Darryl W. Thiebaud By: Care Ruth Thiebaud, Attorney in Fact

Care Ruth Thiebaud

72

STATE OF TENNESSEE
Davidson County

BOOK 7001 PAGE 184

Personally appeared before me, Harold Reeves, a Notary Public in and for said County and State, the within named Care Ruth Thiebaud

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of September 1986

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Care Ruth Thiebaud, Attorney in Fact for Darryl W. Thiebaud, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, as is authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of September, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-9-89

WARRANTY DEED

FROM

Darryl W. Thiebaud

Care Ruth Thiebaud

TO

Roger W. Dixon
Sandra G. Dixon
Albert Don Taylor
Joanne M. Taylor

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 7001 PAGE 185

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

5000.00- CAMT.
14.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 20.50-
0739A10/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49840

IDENTIFICATION REFERENCE

Oct 6 12 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303347