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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 $48,000.00

Barbara Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 87

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-19-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201

The Name & Address of a Property Owner:	The Name & Address of Mortgagee:-	MAP-PARCEL NUMBERS
Earl H. Dixon, et ux (NAME)	Commonwealth Mtg. Co. of America (NAME)	Map 71-15
(STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4117 (STREET ADDRESS)	Parcel 480
(CITY) (STATE) (P.O. ZIP)	Portland, Oregon 97208 (CITY) (STATE) (ZIP)	20W 26500

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, Bobby G. Johnson and B. R. Jackson, as tenants in common,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl H. Dixon and wife, Barbara Faye 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:

Being Lot No. 21 and the northerly 30 feet of Lot No. 20 on the Plan of Oakwood Park, of record in Book 421 at page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the northerly part of Lot No. 20 adjoin and front together 60 feet on the easterly side of Lischey Avenue (formerly North 4th Street) and run back between parallel lines with the southerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Bobby G. Johnson and B. R. Jackson, as tenants in common, by deed from Waymon L. Rodgers and wife, Fern Lois Rodgers, of record in Book 7158, page 67, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a note and deed of trust executed by Waymon L. Rodgers and wife, Fern Lois Rodgers, in the principal sum of $28,723.00, payable to Provident Mortgage Corporation, recorded in Book 6797, page 876, said Register's Office, to which reference is made as to terms and conditions, and a "Wrap Around" Deed of Trust being filed simultaneously with this deed.

All sums of money held in escrow by Commonwealth Mortgage Company of America, L.P., or assigns, in connection with the mortgage and property is herewith assigned and transferred to buyers.

Subject property is not the principal residence of grantors or spouses.

This is (unimproved ( ) improved XX) property, known as 1123 (House Number) Lischey Avenue (Street) Nashville, TN (P.O. Address) (City or Town) 37207 (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 8th day of April, 19 87

Bobby G. Johnson
BOBBY G. JOHNSON

B. R. Jackson
B. R. JACKSON

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Bobby G. Johnson and B. R. Jackson,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 1987.

Commission Expires 1-19-88

James A. Carney Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
BOBBY G. JOHNSON, et al

TO
EARL H. DIXON, et ux

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

12933

IDENTIFICATION REFERENCE

APR 8 2 51 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12933

IDENTIFI REFERENC

APR 8 2 51 PM '8

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 67130