THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Charles H. Dixon, et ux. 800 Mitchell Road Nashville, TN 37208	The Kissell Company 30 Warder Street Springfield, OH 45501	Map 118-1 Parcel 212

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to The Kissell Company secured by a Deed of Trust of record in Book 5625, page 907, Register's Office for Davidson County, Tennessee;

We, Mark Buckley and wife, Gearlean Buckley
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Charles H. Dixon and wife, Viola E. Dixon

hereinafter called the Grantee(s), 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 the easterly part of Lot No. 140 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's office for said County, as follows:

Beginning at the southwest corner of Tenth Avenue, South, formerly Pomeroy Avenue and Montrose Avenue, formerly Bethel Street, being the northeast corner of said lot; thence with the southerly margin of Montrose Avenue westerly 75.6 feet, more or less, to the northeast corner of the lot conveyed by Geo M. Carroll and wife, the Miss Willie R. Cooper, by deed of record in Book 359, page 391, said Register's Office; thence with her easterly line southerly 170 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 83.2 feet, more or less, to the westerly margin of Tenth Avenue, South; thence with the westerly margin of Tenth Avenue South, northerly 172.7 feet to the beginning.

Being the same property conveyed to Mark Buckley and wife, Gearlean Buckley by deed from Charles H. Dixon and wife, Viola E. Dixon of record in Book 5625, page 904, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property at 1001 Montrose Avenue, Nashville, TN 37204

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 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 April, 1987.

Mark Buckley
MARK BUCKLEY

Gearlean Buckley
GEARLEAN BUCKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Buckley and Gearlean Buckley the within named bargainors, 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 29th day of April, 1987.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 27,600.00.

Charles H. Dejon
AFFIANT

Subscribed and sworn to before me this 29th day of April 1987.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

20098

IDENTIFICATION REFERENCE

MAY 1 11 37 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 637

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

27600.00- CAMT.
77.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.78-
1594A05/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2099.8

IDENTIFICATION REFERENCE

MAY 1 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76255