Box 27

BOOK 7255 PAGE 703

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Charles H Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 87

Notary Public

MY COMMISSION EXPIRES 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP PARCEL NUMBERS
Charles H. Dixon (NAME)	Atlantic Coast Mortgage Company (NAME)	72-14-267 15DA-02205
1625 Cahal Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	72-14-266 15DA-02200
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	72-14-265 15DA-02195

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, Don R. Edens and wife, Marjorie P. Edens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Dixon and wife, Viola E. 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:

LAND in Davidson County, Tennessee, being Lot Nos. 1, 2, and the westerly 91.0 feet of Lot No. 3, on the Map of Belle Forrest Subdivision, as of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, and described according a survey by John B. Kohl, III, dated May 19, 1987, as follows:

SAID property adjoins and fronts together 291.0 feet on the northerly margin of Cahal Avenue and extends back between parallel lines, 273.5 feet to a dead line in the rear.

BEING the same property conveyed to Don R. Edens and wife, Marjorie P. Edens, from Elbert F. Pickup by two (2) Deeds, of record in Book 2040, page 594 and Book 2106, page 609, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved ( ) improved (XX) property, know as 1625 Cahal Avenue, Nashville, TN 37206
(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 convenant 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 their hands this 29th day of May, 19 87

Don R Edens
Don R. Edens

Marjorie P. Edens
Marjorie P. Edens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named Don R. Edens and wife, Marjorie P. Edens

the 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, Tenn., this 29th day of May, 1987.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
Don R. Edens and wife,
Marjorie P. Edens

TO
Charles H. Dixon and wife,
Viola E. Dixon

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

32183

IDENTIFICATION REFERENCE

JUN 2 3 03 PM '87

DAVIDSON COUNTY, TN

Prepared by:

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

105000.00- CAMA
294.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 300.50-
4386A06/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 1 8 3

IDENTIFICATION REFERENCE

JUN 2 3 03 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 88791