BOOK 7345 PAGE 528 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 19 87.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald C. Dixon (NAME)	Mortgagee: Leader Federal Mortgage, Inc. (NAME)	#53-3-256
1403 Birdsall Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	

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, Julia S. Oakley, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald C. Dixon and wife, LaVonda G. 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Section "B", Village of Old Hickory, as shown on plat of record in Plat Book 1424, page 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 173 fronts 65.4 feet on Birdsall Street, containing 0.13 acres, more or less.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 174 on the Plan of Section "B", Village of Old Hickory, as shown on plat of record in Plat Book 1424, page 67, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning with an iron pin at the northwest corner of Lot No. 174 and running thence the following courses and distances: (1) South 89 degrees 06 minutes East 88.5 feet to an iron pin; thence (2) South 00 degrees 43 minutes 30 feet to an iron pin; thence (3) North 89 degrees 06 minutes West 88.5 feet to an iron pin; thence (4) North 00 degrees 50 minutes East 30.0 feet to an iron pin and the point of beginning, containing 0.06 acres, more or less.

Being the same property conveyed to John A. Oakley and wife, Julia S. Oakley by deed of record in Book 1974, page 530, Register's Office for Davidson County, Tennessee. The said John A. Oakley is deceased (see probate #53234).

This is unimproved ( ) improved (XX) property, known as 1403 Birdsall Street, Old Hickory, TN 37138
(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 her hand this 2nd day of September, 19 87

Julia S. Oakley

Julia S. Oakley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Julia S. Oakley, a widow

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September 19 87.

Commission expires June 5, 1989

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 _____

Notary Public

WARRANTY DEED

FROM
Julia S. Oakley, a widow

TO
Donald C. Dixon and wife, LaVonda G. Dixon

DAVIDSON COUNTY, TN
Sep [illegible]

IDENTIFICATION REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

62803

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7345 PAGE 530

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED			MO TAX - STATE TAX MORT
TD - TRUST DEED	UCC - UNIFORM COMMERCIAL CODE		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

6400PL.00- CAMT.
179.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 185.70-
9755A09/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62803

IDENTIFICATION REFERENCE

SEP 4 12 42 PM '87

DAVIDSON COUNTY, TN

No. 13497