ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
RICHARD D. HIXSON ET UX	DIAMOND MORTGAGE CORPORATION	11D 31296
(NAME) 1013 Prim Drive	(NAME) P.O. Box 60510	33-16-31
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Charlotte, N. C. 28260	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Lot 47

WARRANTY DEED BOOK 7536 PAGE 296

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, JESSIE P. SANKER, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD D. HIXSON AND WIFE, TARA D. HIXSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

Said Lot No. 76 fronts 95.0 feet on the northwesterly margin of Prim Drive and extends back 227.6 feet on the northeasterly line and 225.1 feet on the southwesterly line, to a dead line in the rear, measuring 95.0 feet thereon.

Being the same property conveyed to Clayton Alfred Sanker and wife, Jessie P. Sanker, by deed from Wright & Sadler, Inc., of record in Book 2956, page 637, Register's Office for Davidson County, Tennessee; the said Clayton Alfred Sanker having since died.

2779

IDENTIFICATION REFERENCE

MAY 5 1 55 PM '88

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 1013 Prim Drive
(House Number) (Street)
Madison, Tennessee 37115
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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, 19 88.

Jessie P. Sanker
Jessie P. Sanker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7536 PAGE 297

Personally appeared before me the undersigned, a Notary Public in and for said County and State Jessie P. Sanker, unmarried,

the within named 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 seat at Madison Tennessee, this 29th day of April, 19 88.

Joyce B. Donahue Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard D. Hixson

Sworn to and subscribed before me this 29th day of April, 1988

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

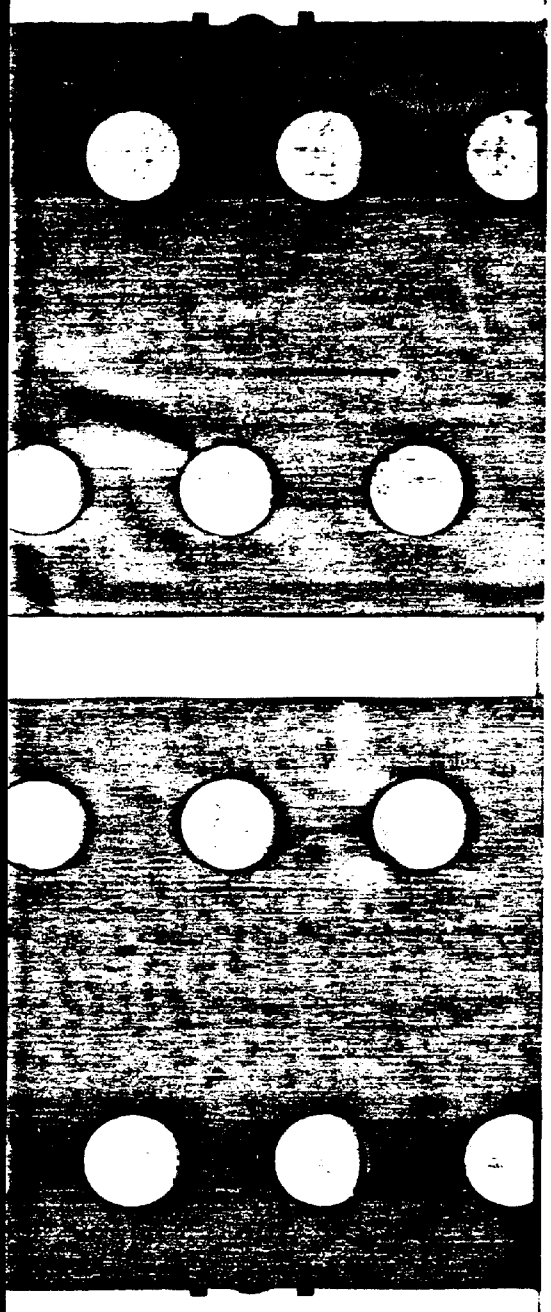
JESSIE P. SANKER, unmarried

TO

RICHARD D. HIXSON ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7536 PAGE 298

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	60000.00
CON TX	169.00
PRFEE	0.50
WIREFD	6.00
TOTAL	174.50
CHECK	174.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27779

IDENTIFICATION REFERENCE

MAY 5 1 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88154