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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 $ 50,500.00

Danny H. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Danny H. Dixon (NAME)	Guaranty Trust Company (NAME)	52-09
1119 Fernbank Avenue (STREET ADDRESS OR ROUTE NUMBER)	726 S. Church Street (STREET ADDRESS)	006.02
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, TN 37133-1218 (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, William T. Stubbs and wife, Kathy M. Stubbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny H. Dixon, unmarried

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 part of Lot No. 17 on the Map of Montague Subdivision of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
Said lot fronts 56 feet on the southerly margin of Fernbank Avenue and extends back in parallel lines 208.8 feet to a dead line measuring 56 feet thereon.
Together with an easement for ingress and egress and maintenance as of record in Book 7577, Page 883, said Register's Office.
Being the same property conveyed to William T. Stubbs and wife, Kathy M. Stubbs by deed from James W. Wooley and wife, Eva D. Wooley, of record in Book 4910, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

42186

IDENTIFICATION REFERENCE

JUN 21 12 10 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7985 06/21 0101 03CHECK 147.90

This is unimproved (XX) improved property, known as 1119 Fernbank Avenue, Madison, TN 37115
(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 our hand s this 17th day of June, 19 88

William T. Stubbs

Kathy M. Stubbs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Stubbs and wife, Kathy M. Stubbs

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 Antioch, Tennessee this 12th day of June, 19 88.

NOTARY PUBLIC AT LARGE, STATE OF TENNESSEE

Notary Public

Commission Expires October 9, 1991

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

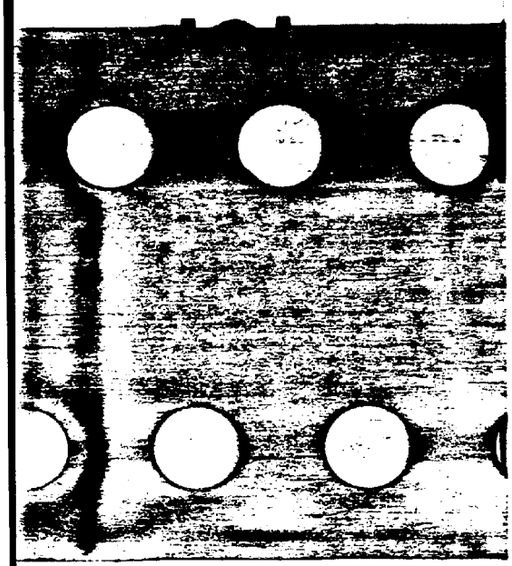
Commission Expires _____

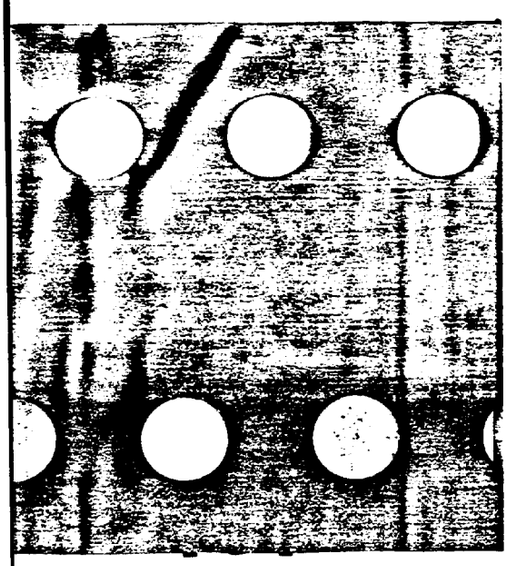
WARRANTY DEED

FROM William T. Stubbs and wife, Kathy M. Stubbs

TO Danny H. Dixon, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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 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 50500.00
CON TX 141.40
PRFEE 0.50
WDEED 6.00
TOTAL 147.90
CHECK 147.90

06/21/88 01 12:13 0001 7985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42186

IDENTIFICATION REFERENCE

JUN 21 12 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104780