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This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,838.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 1988.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Richard E. W. Dixon 540 Harding Place, Unit C 121 Caldwell Court Condominium (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Metropolitan Federal (NAME) P. O. Box 8886 (STREET ADDRESS) Nashville, TN 37202 (CITY) (STATE) (ZIP)	Map 147-2-B Par. 59

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, Jerry W. Dixon and wife, Dorothy J. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. W. 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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. C-121 in a Horizontal Property Regime of Caldwell Court Condominium established by Master Deed of record in Book 6188, page 744, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jerry W. Dixon and wife, Dorothy J. Dixon by deed from Town & Country Properties, Inc. of record in Book 6189, page 131, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Metropolitan Federal Savings and Loan Association of record in Book 6189, page 135, said Register Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominium, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee.

FEE 7.00 WILSON CO. REGISTER
DAVIDSON COUNTY
SEP 30 2 31 PM '88

IDENTIFICATION

7.24 92

unimproved ( )
This is improved ( ) property, Known as XX 540 Harding Place, Unit C 121 (Caldwell Court Condominium) (Property Address) Nashville (City or Town) Tennessee (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 unincumbered 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 29th day of September, 19 88

Jerry W. Dixon

Dorothy J. Dixon

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Jerry W. Dixon and Dorothy J. Dixon
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 30th day of September 19 88.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY)

Personally appeared before me, _____
(Name of officer) (Official capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney in fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19 ____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

2708 09/30 0101 03CHECK 127.94

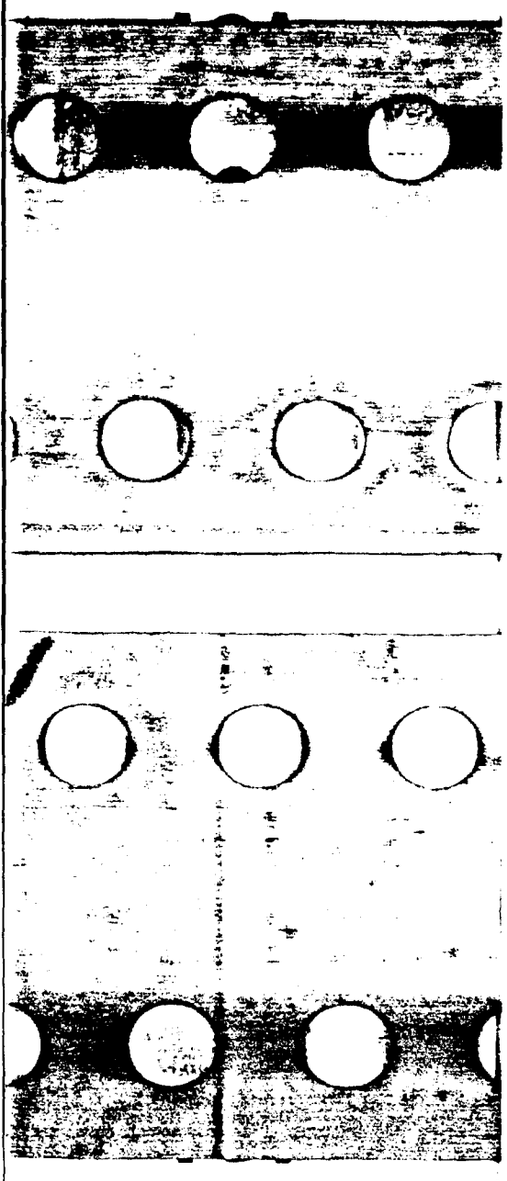
WARRANTY DEED

FROM
Jerry W. Dixon and wife,
Dorothy J. Dixon
TO
Richard E. W. Dixon

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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	36838.70
CON TX	121.44
PRFEE	0.50
MDEED	6.00
TOTAL	127.94
CHECK	127.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2708

7.2492

IDENTIFICATION REFERENCE

Sep 30 2 31 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 139644