FORM NO. WD-1

BOOK 7698 PAGE 290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,987.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES: 9/19/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NUMBERS |
|---|---|---|
| Dix Inc. (NAME) | Alliance Mortgage Company (NAME) | Map 150-11 |
| P.O. Box 101523 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2329 (STREET ADDRESS) | Parcel 176 |
| Nashville Tn. 37210 (CITY) (STATE) (P.O. ZIP) | Jacksonville, Florida 32222 (CITY) (STATE) (ZIP) | 2D 74396 |

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, Roger W. Pepper and wife, Sally B. Pepper,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dix Inc.

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 No. 569 on the plan of Towne Village of the Country, Section 4-A, of record in Book 6250, pages 20 and 21, said Register's Office.

Said Lot No. 569 fronts a total of 111.35 feet on the southerly side of Summertime Court and 102.22 feet on the easterly line and 118.04 feet on the westerly line to a line in the rear which measures 33.0 feet thereon.

Being the same property conveyed to Roger W. Pepper and wife, Sally B. Pepper, by deed from Randall Phillips Builders, Inc. of record in Book 6619, page 533, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first deed of trust executed by Roger W. Pepper, et ux to Vaden Lackey, Jr., Trustee, securing Fidelity Federal Savings and Loan Association the original principal sum of $68,559.00, assigned to Alliance Mortgage Company of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Alliance Mortgage Company or assigns is herewith transferred to buyer.

5285 11/07 0101 03CHECK 234.20

This is (unimproved ( ) improved (XX) property, known as 605 (House Number) Summertime Court (Street) (P O Address) Antioch, TN 37013 (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 hands this 20th day of October, 19 88

* Roger W. Pepper

* Sally B. Pepper

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Roger W. Pepper and wife, Sally B. Pepper,

the bargainor s, 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 Nashville, Tennessee, this 20th day of October, 1988.

James A Carney Notary Public

Commission Expires 11-10-91

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

ROGER W. PEPPER, et ux

TO

DIX, INC.

ATTORNEYS TITLE™ A Minnesota Title Company

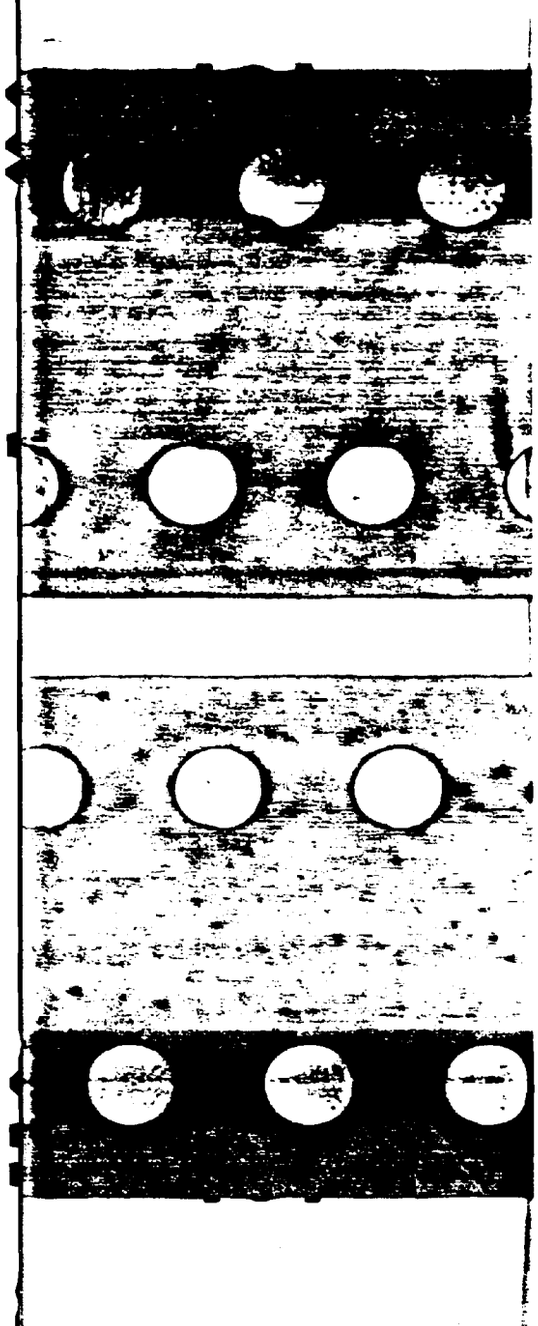
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8.3429.

IDENTIFICATION

Nov 7 3 14 PM '88

RUSH



**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 | 68987.70 |
| CON TX | 227.70 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 234.20 |
| CHECK | 234.20 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11-07-88 01 0001 5285

83429

IDENTIFICATION REFERENCE

Nov 7 3 14 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 151877