File in Box # 4

BOOK 7701 PAGE 251

FORM NO. WD-1
#88-11-4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 19 88.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Jerry W. Dixon (NAME)	Sears Mortgage Corporation (NAME)	Map 103-03
4900 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	Parcel 125
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	FB# 25W-02025

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, Allan John Chabaud, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Dixon and wife, Kimberly F. Dixon, as tenants by the entirety

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. 801 of Block No. 37 on the plan of Charlotte Park Company's 1st Addition, of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 801 fronts 60 feet on the northerly margin of Idaho Avenue, formerly Fifth Avenue, and extends back between parallel lines, with the westerly margin of 49th Avenue North, formerly Eighth Street, 150 feet to an alley.

BEING the same property conveyed to Allan John Chabaud, unmarried, by Deed from Michael J. Campbell and Jeannie R. Wasill, of record in Book 6992, Page 683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Allan John Chabaud pursuant to a "Power of Attorney" executed by same on the 17th day of October, 1988, and being filed for record simultaneously herewith.

unimproved (XX)
This is improved ( ) property, known as 4900 Idaho Avenue, Nashville, TN 37209
(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 his hand this 9th day of November, 19 88

ALLAN JOHN CHABAUD

Allan John Chabaud by Linda Howard

BY: LINDA HOWARD, his Attorney-in-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

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 _____ 5743 11/10 0101 03CHECK 270-17

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

WARRANTY DEED

FROM
Allan John Chabaud, unmarried

TO
Jerry W. Dixon and wife, Kimberly F. Dixon

8 4 6 9 4

IDENTIFICATION REFERENCE

Nov 10 4 02 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

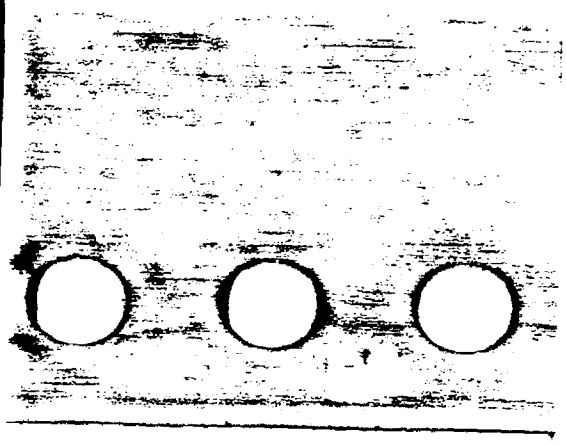
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

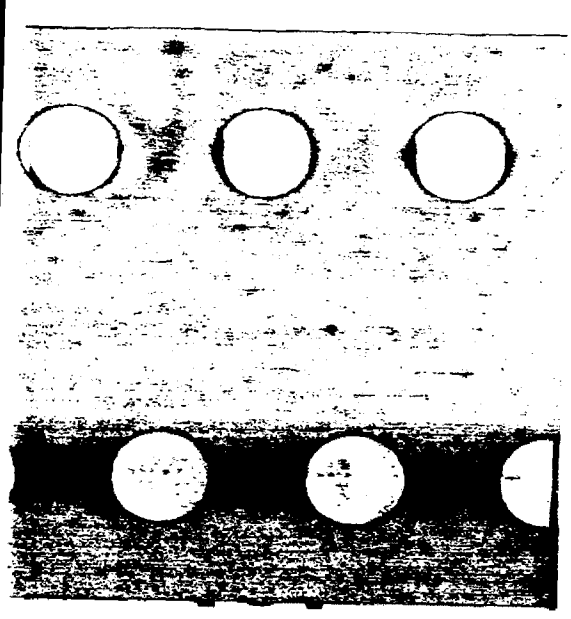
STATE OF TENNESSEE, Davidson County ss:

On this 9th day of November, 1988, before me personally appeared Linda Howard, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of Allan John Chabaud, , and acknowledged that she executed the same as the free act and deed of the said Allan John Chabaud.

My Commission Expires: 11/10/91

Notary Public





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 79900.00
CON TX 263.67
PRFEE 0.50
WDEED 6.00
TOTAL 270.17
CHECK 270.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6743

8469 4

IDENTIFICATION REFERENCE

Nov 10 4 02 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153312