This instrument prepared by Ralph Z. Levy, Jr., Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

BOOK 7737 PAGE 947

WARRANTY DEED

1872 12/28 0101 03CHECK 500.1P

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Michael L. Dixon and wife, Jeanie M. Dixon 119 Pebblecreek Drive Franklin, TN 37064	First Investment Co. P.O. Box 749 Columbus, Ohio 43216	Map 133-8 Pars. 116, 195, 117, 197

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of certain indebtedness to First Investment Company secured by deeds of trust of record in Book 6986, page 694; Book 6986, page 699; Book 6986, page 704; and Book 6986, page 709, Register's Office for Davidson County, Tennessee, Valley View Terrace Associates, Ltd., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael L. Dixon and wife, Jeanie M. Dixon, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lots Nos. 20A and 20B on the Plan of the Zone Lot Division of Lot Nos. 6, 7 and 10 through 20, Phase 1, Valley View Terrace, of record in Plat Book 5200, page 531, amending Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING Lots Nos. 21A and 21B on the Zone Lot Division of Lot No. 21 on the Plan of Valley View Terrace of record in Plat Book 5200, page 119, as amended for zone lot in Plat Book 5200, page 545, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Valley View Terrace Associates, Ltd., a Tennessee limited partnership, by quitclaim deed from William E. Hendricks of record in Book 7030, page 211, said Register's Office.

This is improved property known as 457, 459, 461, and 463 Cathy Jo Circle, Nashville, Tennessee 37211.

This conveyance is subject to restrictive covenants contained in instruments of record in Book 5173, page 550; Book 5323, page 310; Book 5603, page 341; Book 5733, page 375; and Book 6057, page 950, all said Register's Office, and to a minimum building setback line and an easement for public utility and drainage purposes as set forth in the owner's certificate contained in a plan of record in Book 5200, page 531, amending Book 5200, page 77, and in the owner's certificate contained in a plan of record in Book 5200, page 545, amending Book 5200, page 119, all said Register's Office.

To have and to hold the said tracts or parcels 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 the 7th day of December, 1988.

VALLEY VIEW TERRACE ASSOCIATES, LTD.

BY: _____
Ralph Z. Levy, Jr.
General Partner

97 184

INDEXING REFERENCE

Dec 29 3 25 PM '88

FELIX WILSON III REGISTER DAVIDSON COUNTY, TN

Paid

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named Ralph Z. Levy, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he, as General Partner of Valley View Terrace Associates, Ltd., a Tennessee limited partnership, executed the within instrument as such General Partner for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1988.

Susanne C. Pugh
NOTARY PUBLIC

Commission Expires:
1-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty-Nine Thousand Six Hundred and no/100 ($149,600.00) Dollars.

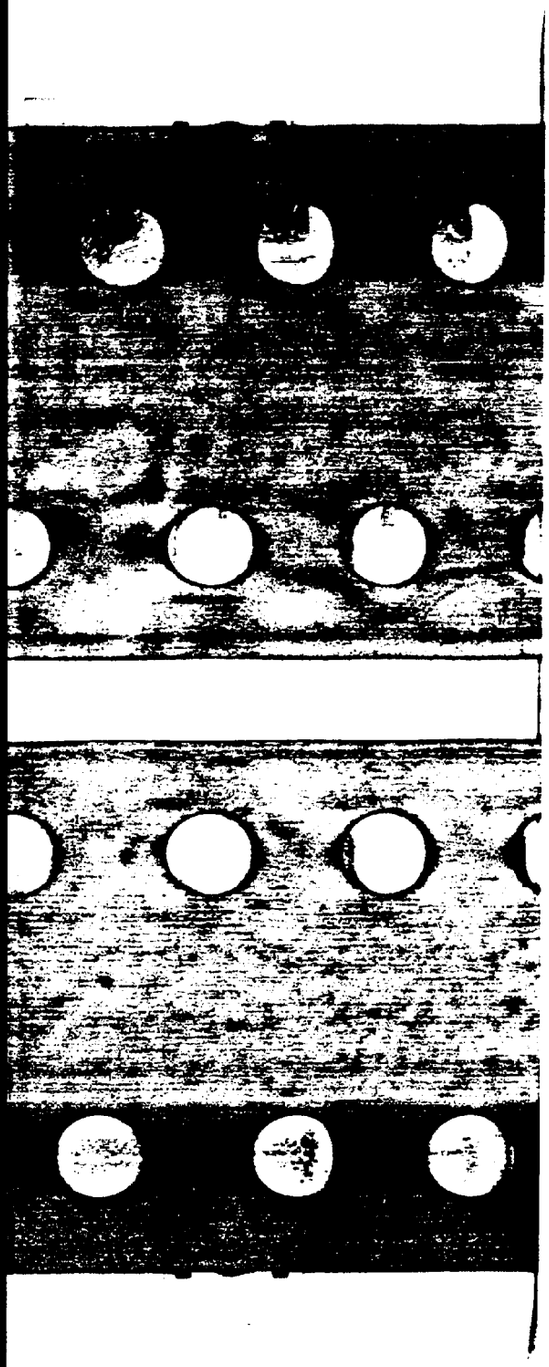
Michael L. Dixon
AFFIANT

Subscribed and sworn to before me, this the 7th day of December, 1988.

Susanne C. Pugh
NOTARY PUBLIC

Commission expires:
1-9-91

(DIXON:230,4)



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

RECEIVED OF _____

FOR _____

BOOK 7737 PAGE 949

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 167600.00

CON TX	493.68
PRFEE	0.50
WDEED	6.00
TOTAL	500.18
CHECK	500.18

12/28/88 01 15:27 0001 1872

9.7.184.

IDENTIFT REFERENCE

DEC 28 3 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167997