FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72168.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: OCT. 31, 1989

(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
James F. Sarver, et ux (NAME)	Alliance Mortgage Company (NAME)	Map 150-11
605 Summertime Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2329 (STREET ADDRESS)	Parcel 176
Antioch, TN 37013 (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, Dix, Inc., a Tennessee Corportion,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Sarver and wife, Janice M. Sarver,

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 Dix, Inc. by deed from Roger W. Pepper and wife, Sally B. Pepper, of record in Book 7698, page 290, 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 6619, page 536, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to a driveway encroachment arrangement between the subject property and adjacent lot 568.

This is unimproved ( ) improved (XX) property, known as 605 (House Number) Summertime Court (Street) Antioch, TN (P.O. Address) (City or Town) 37013 (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 this 23 day of January, 19 89

DIX, INC.

BY: L. M. DiSante Sec.

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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, ROBERT H. HERRMAN a Notary Public in and for the State and County aforesaid, personally appeared L M DISANTE

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 SECRETARY of the Dix, Inc. a corporation, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as SECRETARY.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of JAN, 1989.

Robert H Herrman Notary Public

Commission Expires OCT 9 1989

ROBERT H. HERRMAN NOTARY PUBLIC STATE OF TENN. DAVIDSON COUNTY

WARRANTY DEED

FROM

DIX, INC.

TO

JAMES F. SARVER, et ux

0 3 9 7. 9.

IDENTIFICATION REFERENCE

JAN 25 3 26 PM '89

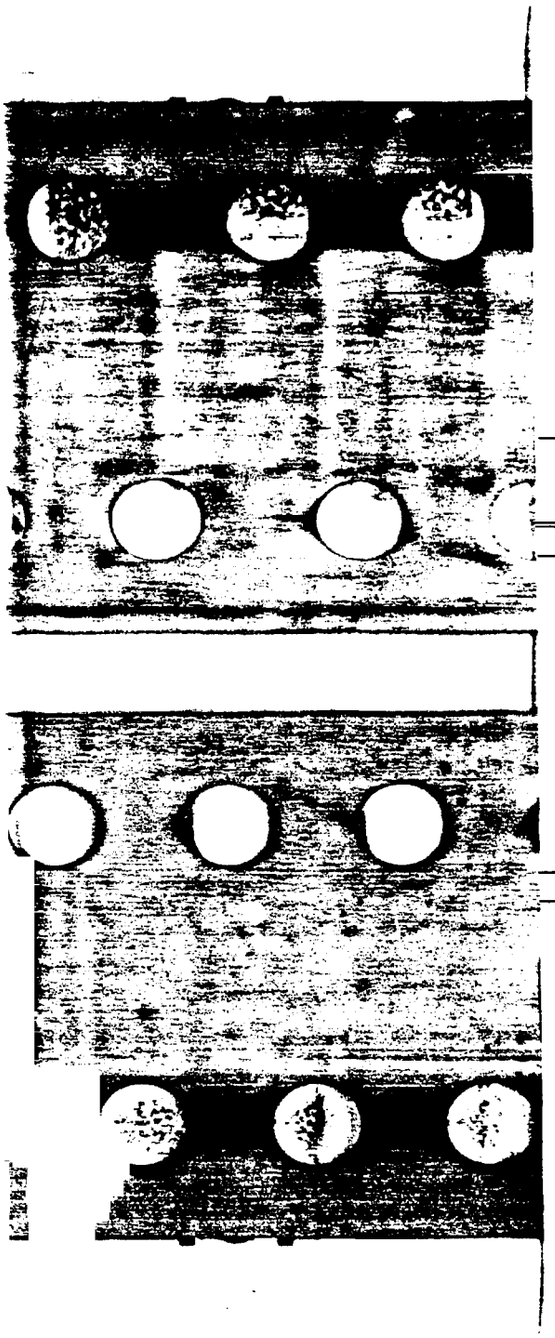
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

RUSH

ATTORNEYS TITLE™ A Minnesota Title Company

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

9214 01/25 0101 03CHECK 244.76



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 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 72168.44
CON TX 238.26
PRFEE 0.50
WDEED 6.00
TOTAL 244.76
CHECK 244.76

01/25/89 01 15:28 0001 9214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03979

IDENTIFICATION REFERENCE

JAN 25 3 27 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 175832