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STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,609.97

Margaret L Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 89

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret Dixon | National Mortgage Company | MAP 44-5 |
| (NAME) 332 Keeton Avenue | (NAME) 4041 Knight Arnold Road | PARCEL 38 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138 | (STREET ADDRESS) Memphis, TN 38118 | 4D 38060 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Donald E. Foutch and wife, Geraldine L. Foutch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret 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:

BEING the northwesterly 16 feet of Lot No. 53 and the southeasterly 53 feet of Lot No. 52 on the unrecorded plan of Scenic View Subdivision, and known as Lot "AA ", on the unrecorded plan showing a re-subdivision of Lots 51 to 57 and other lots in said subdivision of Scenic View, and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 16 feet southeast from the original corner of Lots Nos. 52 and 53; this said beginning point likewise being 963.2 feet northwest from a concrete monument set at a curve into Hillman Place; thence with the margin of Keeton Avenue, northwesterly 72 feet to a point which is 56 feet northwest from the original corner of Lots Nos. 52 and 53; thence South 43 degrees 59 minutes west 165 feet to a point; thence south 46 degrees 10 minutes east 72 feet to a point; thence north 43 degrees 59 minutes east 165 feet to the point of beginning.

BEING the same property conveyed to Donald E. Foutch and wife, Geraldine L. Foutch by deed from Julius McDaniel Fulton and wife, Mary E. Fulton, filed of record in Book 4986, page 653, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4788, page 578, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This is unimproved ( XX ) improved ( ) property, known as 332 Keeton Avenue, Old Hickory, TN 37138
(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 our hand s this 30th day of January, 19 89

Donald E. Foutch — Geraldine L. Foutch

Donald E Foutch — Geraldine L Foutch

STATE OF TENNESSEE
County of Wilson

Ollie Mai Parsley BOOK 7763 PAGE 380

Personally appeared before me, Donald E. Foutch and wife, Geraldine L. Foutch a Notary Public in and for said County and State, the within named

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 30th day of January 19 89

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he ) as such and (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

3362 03/01 0101 03CHECK 163.5

WARRANTY DEED

FROM

Donald E. Foutch and wife, Geraldine L. Foutch

TO

Margaret Dixon

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

CONTINUATION PAGE FOR WARRANTY DEED

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

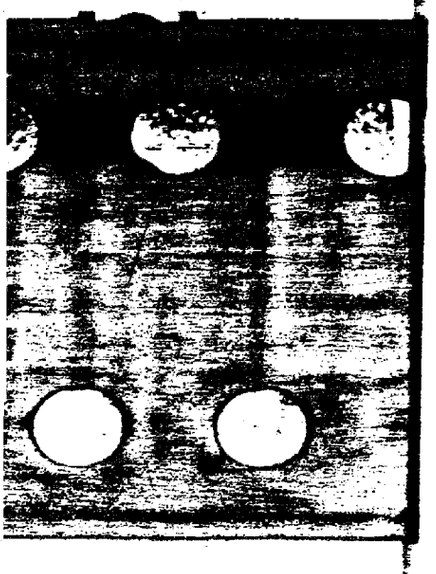
RUSH

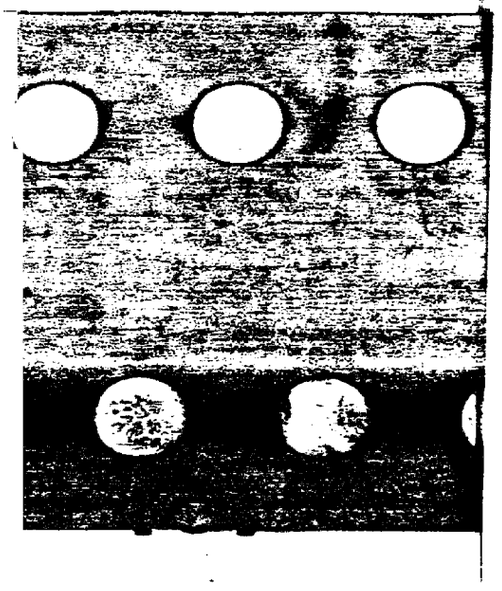
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEB 1 11 45 AM 89

IDENTIFICATION REFERENCE

05.7.8





**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 47609.97
CON TX 157.08
PRFEE 0.50
WDEED 6.00
TOTAL 163.58
CHECK 163.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/01/89 01 11:47 0001 3369

05.7.7.8.

IDENTIFICATION REFERENCE

FEB 1 11 46 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177385