BOOK 7866 PAGE 799

STATE OF TENNESS
COUNTY OF DAVII SON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
DANIEL R. RADFORD (NAME)	SAME (NAME)	MAP 47-00
4010 Blueberry Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 09
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HEIRS AT LAW OF CHARLES M. DIXON, being RONALD M. DIXON, STELLA LOUISE DIXON, now JOHNSON, JERRY T. DIXON, and DUSTY DIXON AND NICOLE DIXON, by and through WANDA FAYE DIXON, now BINKLEY, as Guardian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL R. RADFORD

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.

A certain tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows, to wit:

BEGINNING at a stone at W. B. Holt's northeast corner in Jim McClendon's south line; thence with his line S 89½° E 252 feet to the center line of Old Hickory Boulevard; thence with Old Hickory Boulevard, S 40° E 206 feet; thence S 20° W 200 feet; thence N 7° W 300 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Charles M. Dixon and wife, Katie B. Dixon, by deed of record in Book 6377, page 809, Register's Office for Davidson County, Tennessee; the said Katie B. Dixon having since died, property then vested in Charles M. Dixon. Charles M. Dixon died June 7, 1987, leaving as his sole heirs-at-law Ronald M. Dixon, Stella Louise Dixon, now Johnson, Jerry T. Dixon and the children of a deceased son, Charles F. Dixon, being Dusty Dixon and Nicole Dixon. Wanda Faye Dixon, now Binkley, executes this instrument as Guardian for the minor children, Dusty Dixon and Nicole Dixon, pursuant to Order of the Probate Court of Cheatham County, Tennessee, a certified copy of which is recorded simultaneously herewith.

This is not the principal residence of the Grantors.

5860 06/16 0101 03CHECK 56.00

This is improved (XX) unimproved ( ) property, known as 4010 Blueberry Hill Road, Nashville, TN 37218 (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 heir 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 covey 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 15th day of June, 19 89

RONALD M. DIXON

STELLA LOUISE DIXON JOHNSON

JERRY T. DIXON

WANDA FAYE DIXON BINKLEY, Guardian for Dusty Dixon and Nicole Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD M. DIXON, STELLA LOUISE DIXON JOHNSON, JERRY T. DIXON AND WANDA FAYE DIXON BINKLEY, Guardian for Dusty Dixon and Nicole Dixon

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 Goodlettsville, Tennessee, this 15th day of June 19 89

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

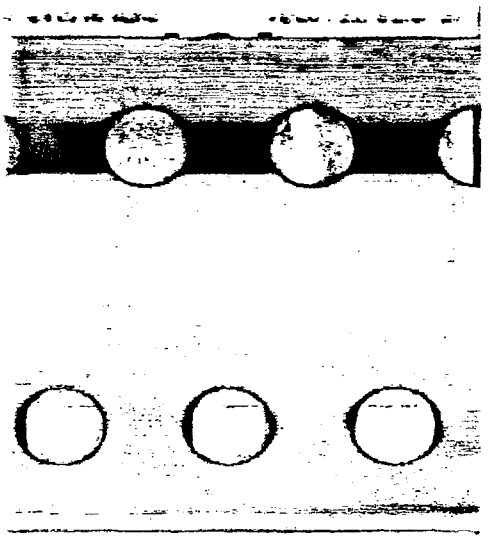
TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

41833

JUN 16 1 45 PM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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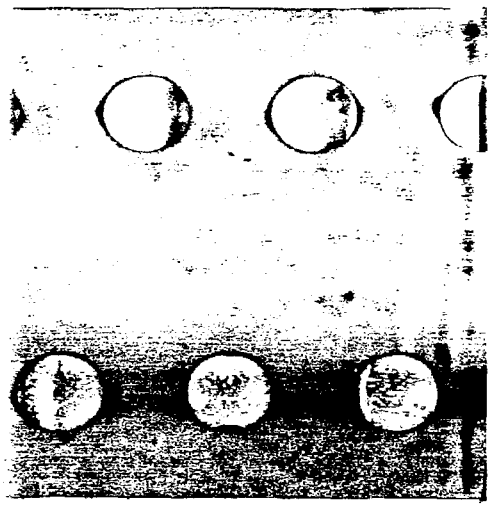
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	15000.00
CON TX	49.50
PRFEE	0.50
WDEED	6.00
TOTAL	56.00
CHECK	56.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/89 01 13:48 0001 5860



41833

TENNESSEE REFERENCE

JUN 16 1 45 PM '89

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

No. 220176