THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Floyd C. Mace, Jr.
1404 Forest Side Court
Nashville, TN 37221

MORTGAGEE:
Sears Mortgage Corp.
P.O. Box 990
Riverwoods, IL 60015

MAP-PARCEL NUMBERS:
141-15-C 033
9D 77420

WARRANTY DEED

BOOK 8049 PAGE 968

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Xavier M. Dixson, and wife, Pamela S. Dixson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Floyd C. Mace, Jr. hereinafter called the Grantee, Grantee's 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. 144 on the plan of Phase "5" Rolling River Estates, of record in Book 5800, page 33, Register's Office for Davidson County, Tennessee.

SAID Lot No. 144 fronts 69.37 feet on the southeasterly margin of Forest Side Court and extends back 203.86 feet on the southwesterly line and 192.79 feet on the northeasterly line to a dead line in the rear, measuring 82.96 feet thereon.

BEING the same property conveyed to Xavier M. Dixson, unmarried, by deed from Stephen G. Silva and wife, Andrea S. Silva of record in Book 6954, page 95, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679, Book 4892, page 689, and Book 5855, page 605, all in Register's Office for Davidson County, Tennessee and to the matters set forth in the above referenced plan of record.

4728 02/22 0101 03CHECK 356.80

This is (~~un~~)improved property, known as 1404 Forest Side Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of November, 19 89!

Xavier M Dixson
Xavier M. Dixson

Pamela S - Dixson

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF Hartford

On this 14 day of November, 19 89, before me personally appeared Xavier M. Dixson and wife, Pamela S. Dixson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Florence A. Gabb
Notary Public

My Commission Expires: 3-31-94

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 106,000.00.

Floyd C Mace Jr
Affiant

Subscribed and sworn to before me, this the 20th day of February, 1990.

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

05447

IDENTIF. REFERENCE

FEB 22 9 31 AM '90

DAVIDSON COUNTY TN.

WARRANTY DEED

from:

to:

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8049 PAGE 970

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 106000.00
CON TX 349.80
PRFEE 1.00
WDEED 6.00
TOTAL 356.80
CHECK 356.80

02/22/90 01 09:29 0001 4728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05447

IDENTIF. REFERENCE

FEB 22 9 31 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 294705