Box 40

FORM NO. WD-1

BOOK 8145 PAGE 29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1990

Notary Public

MY COMMISSION EXPIRES: 1-23-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Charles H. Dixon, et ux (NAME)	Charles H. Dixon, et ux (NAME)	Map 105-14
800 Mitchell Street (STREET ADDRESS OR ROUTE NUMBER)	800 Mitchell Street (STREET ADDRESS)	Par. 12
Nashville, Tenn. 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee, 37206 (CITY) (STATE) (ZIP)	22W-04330

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, SAMUEL HAMBRICK, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. DIXON AND WIFE, VIOLA 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:

Land in Davidson County, Tennessee, being Lot No. 1 in S. W. McGill's Re-Subdivision of Lot No. 69 in Waverly Place Subdivision, of record in Plan Book 332, page 80, Register's Office for said County, less that portion conveyed to The Nashville Housing Authority by deed of record in Book 4202, page 533, said Register's Office.

Said part of Lot No. 1 fronts 74 feet on the southerly side of Douglas Avenue and extends back 145 feet, more or less, on the westerly line and 148 feet on the easterly line which is the westerly margin of Elliott Avenue (formerly Forrest Avenue) to the northerly margin of an alley measuring 70 feet thereon.

Being the same property conveyed to Samuel Hambrick and wife, Linda Hambrick by deed from James Cummins Couch and Frank Goddon Baugh of record in Book 4714, page 356, and re-recorded in Book 4718, page 304, Register's Office for Davidson County, Tennessee. The said Linda Hambrick having since died on April 3, 1988.

3 8 8 2 5

IDENTIFICATION REFERENCE

Jul 3 11 22 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6968 07/03 0101 03CHECK 139.00

unimproved ( )
This is improved (X) property, known as 903 Douglas Avenue, Nashville, Tennessee.
(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 my hand this 2nd day of July, 1990

Samuel Hambrick

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Michelle C. Baham, a Notary Public in and for said County and State, the within named Samuel Hambrick

the bargainor, _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 19 90.

Michelle C. Baham Notary Public

Commission Expires 1-23-93

BOOK 8145 PAGE 32

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

SAMUEL HAMBRICK

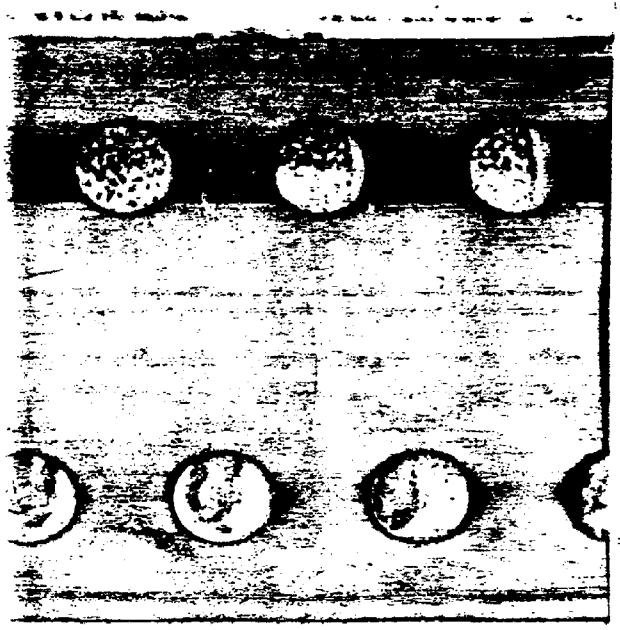
TO

CHARLES H. DIXON AND WIFE,

VIOLA DIXON

ATTORNEYS TITLE™ A Minnesota Title Company

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



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

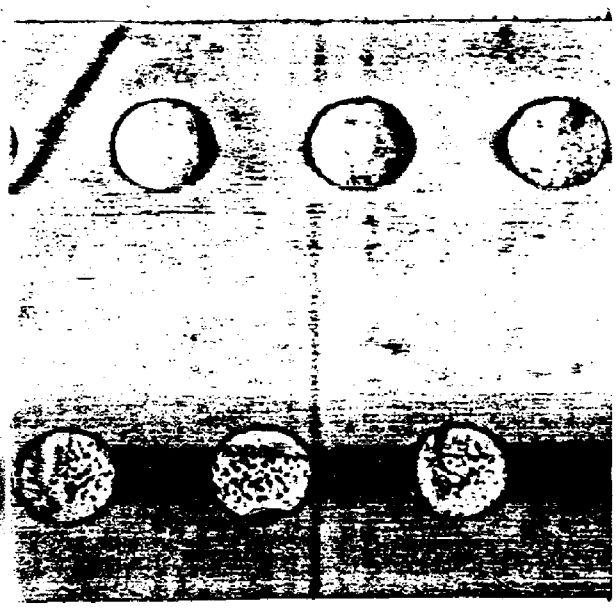
RECEIVED OF _____

FOR _____

BOOK 8145 PAGE 31

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	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	6.00
TOTAL	139.00
CHECK	139.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6968

38825.

IDENTIFT REFERENCE

Jul 3 11 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333856