File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,490.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Lee A. Dixon et ux (NAME)	The Prudential Home Mortgage Company, Inc. (NAME)	
101 Claytie South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4148 (STREET ADDRESS)	141-15-D-80CO
Nashville, TN 37221 (CITY) (STATE) (P O ZIP)	Frederick, MD 21701-0909 (CITY) (STATE) (ZIP)	9D-80619

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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee A. Dixon and his wife, Susan E. 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. 80 on the plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Pages 410 and 411, Register's Office for said County.

SAID Lot No. 80 fronts 40.00 feet on the southwesterly margin of Claytie South and extends back 126.24 feet on the southeasterly line and 125.00 feet on the northerly line to a broken line in the rear measuring 196.54 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. RAndall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved XX property, known as 101 Claytie South (House Number) (Street) Nashville, TN 37221 (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 ti, 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 14th day of December, 19 90

Phillips Builders, Inc.

By: Jackie Roark, Sr. V.P.

Jackie Roark, Sr. Vice President

STATE OF TENNESSEE
Davidson County

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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, 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
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me on the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Sr. Vice President of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Sr. Vice President, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Sr. Vice President.

Witness my hand and official seal at office at Nashville on this the 14th day of December, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Lee A. Dixon
Susan E. Dixon

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

80053

IDENTIF. REFERENCE

DEC 17 1 30 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

9926 12/17 0101 DEPOSIT CHECK 566.25

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
169490.00
CON TX 559.35
~~PRFEE 1.00~~
~~WDEED 6.00~~
TOTAL 566.35
CHECK 566.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/90 01 13:30 0001 9926

80053

IDENTIF. REFERENCE

DEC 17 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 382340