STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 91

Notary Public

MY COMMISSION EXPIRES: November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delta A. Dixon (NAME)	Same as New Owner (NAME)	11D 93828
102 Ellington Place (ADDRESS)	(ADDRESS)	51-10B-28
Madison, Tennessee 37115 (CITY) (STATE) (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, Evelyn Kelley Sawyer and husband, Garland Jack Sawyer

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

A certain condonimium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 102 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Kelley, unmarried, by deed from Brandon Properties, Inc., a Tennessee Corporation, of record in Book 7102, page 531, Register's Office for Davidson County, Tennessee. The said Evelyn Kelley having since married, now being Evelyn Kelley Sawyer.

Garland Jack Sawyer joins in this conveyance for the express purpose of relinquishing all marital rights he may have in subject property now or in the future.

This is unimproved ( ) improved (X) property, known as 102 Ellington Place, Madison, Tennessee 37115
(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 20th day of March, 19 91

Evelyn Kelley Sawyer

Garland Jack Sawyer

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 Evelyn Kelley Sawyer and husband, Garland Jack Sawyer

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of March, 19 91.

Commission expires November 26, 1994

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

03946

IDENTIF. TREFERENCE

APR 3 1 30 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Evelyn Kelley Sawyer and husband,
Garland Jack Sawyer

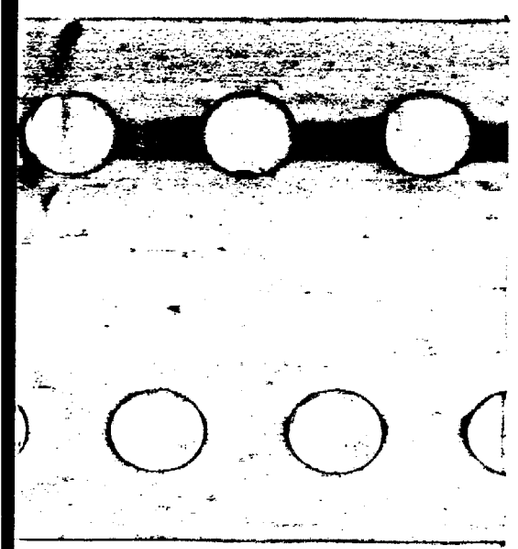
TO

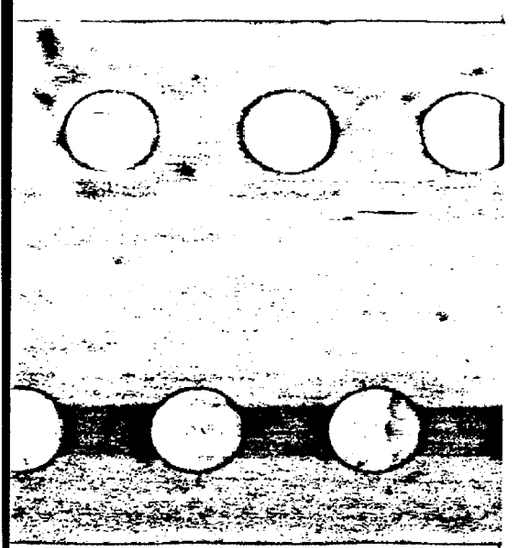
Delta A. Dixon

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

1696 04/03 0101 03CHECK 188.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8323 PAGE 414

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 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 30 0001 1696

03946

IDENTIF. REFERENCE

APR 3 1 30 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 409797