Box 38

This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8480 PAGE 532

Address New Owner(s):
Charles H. Dixon
2001 19th Avenue South
Nashville, TN 37212

Send Tax Bills to
Charles H. Dixon
2001 19th Avenue South
Nashville, TN 37212

Map: 104-12
Parcel: 67

4931 11/06 0101 03CHECK 221.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charter Trading Company, Inc. (a/k/a Charter Trading Corp.), a Florida corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Charles H. Dixon (the "Grantee"), his heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 33 on the Plan of (Revised) Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 56, Register's Office for said County, described as follows:
>
> Said part of said lot fronts 50 feet on the westerly side of Alpine or 19th Avenue South and runs back between parallel lines, which is the southerly margin of Overall Avenue, 189 feet to an alley.
>
> Being the same property conveyed to Charter Trading Company, Inc. (a/k/a Charter Trading Corp.), a Florida corporation by Substitute Trustee's deed from Stephen C. Baker, Substitute Trustee of record in Book 8418, page 56, said Register's Office.

This is improved property known as 2001 19th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of Oct., 1991.

CHARTER TRADING COMPANY, INC.
(a/k/a Charter Trading Corp.)

By: Charles Williams

Title: Pres.

STATE OF FLORIDA)
)
COUNTY OF Volusia)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles William, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Charter Trading Company, Inc. (a/k/a Charter Trading Corp.), the within named bargainor, a corporation, and that he as such President, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Daytona Beach Florida, this 31st day of October, 1991.

Notary Public

My Commission Expires: 12/25/94

STATE OF FLORIDA)
)
COUNTY OF Volusia)

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 1991.

Notary Public

My Commission Expires: 12/25/94

6003.5

IDENTIFICATION REFERENCE

Nov 6 10 53 AM '91

6:RMH1029912.WP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 534

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 6.00
TOTAL 221.60
CHECK 221.60
11/06/91 01 10:55 0001 6981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0 0 3.5.

IDENTIFICATION REFERENCE

Nov 6 10 53 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 474121