BOOK 8512 PAGE 516

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,553.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 91

Notary Public

MY COMMISSION EXPIRES 12-25-95
(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
Shannon M. Hixson (NAME)	National Mortgage Company (NAME)	11D 69099
305 Milliken Bend Road (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	51-8-186
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (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, Dennis R. Eidson and wife, Lisa R. Eidson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon M. Hixson and wife, Kim A. Hixson

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 on the Plan of Resubdivision of Part of Lot No. 10, Montague Subdivision, of record in Book 4885, page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis R. Eidson and wife, Lisa R. Eidson, by deed from Albert W. Fuhrer and wife, Diana L. Fuhrer, of record in Book 7795, page 586, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that the within named Grantees agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $36,330.00 payable to Tennessee Housing Development Agency, and secured by a Deed of Trust of record in Book 7795, page 589, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

7.1033

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unimproved ( )
This is improved (X) property, known as 305 Milliken Bend Road, 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 12th day of December, 19 91

Dennis R. Eidson

Lisa R. Eidson

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 Dennis R. Eidson and wife, Lisa R. Eidson

the bargainor S, 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 12th day of December 19 91.

Commission expires 11-25-95

Judy G. Utley
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

WARRANTY DEED

FROM

Dennis R. Eidson and wife, Lisa R. Eidson

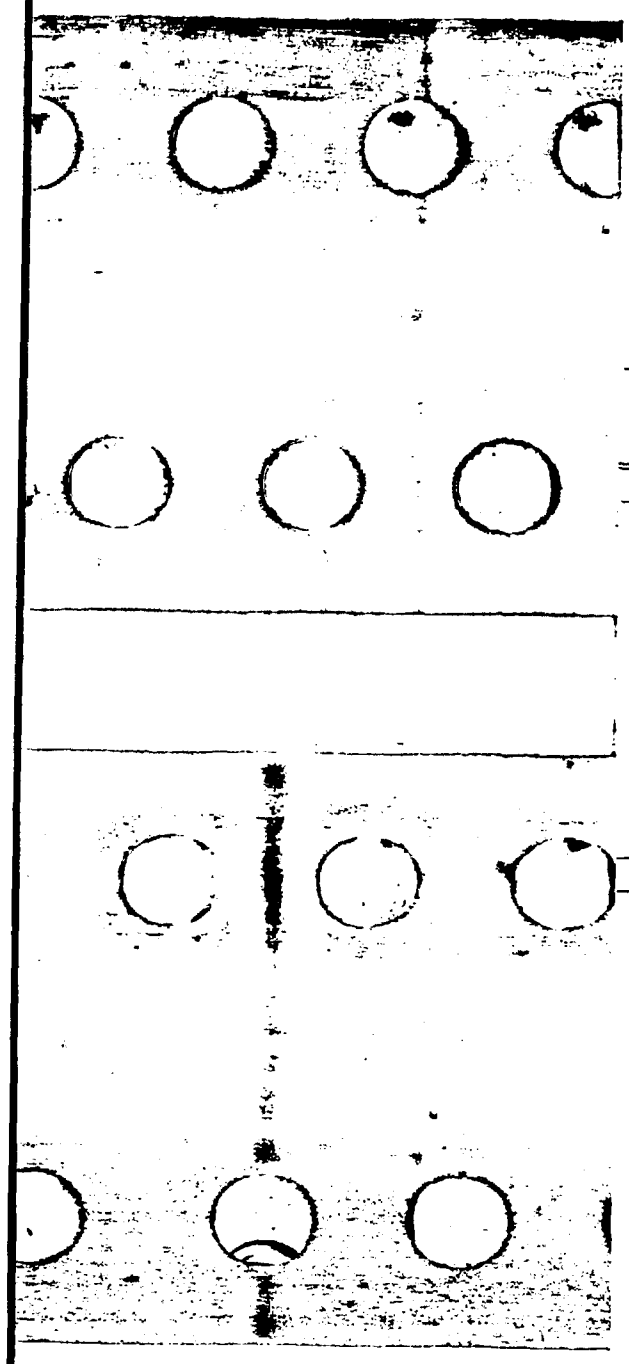
TO

Shannon M. Hixson and wife, Kim A. Hixson

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

4450 12/20 0101 03CHECK 149.82



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 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	38553.59
CON TX	142.82
PRFEE	1.00
WDEED	6.00
TOTAL	149.82
CHECK	149.82

12/20/91 01 13:38 0001 4420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1033

IDENTIFICATION REFERENCE

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No. 486906