This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

BOOK 8545 PAGE 892

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark R. Podis	DF Southeastern Mortgage of	102-14-82
840 Belton Drive (NAME)	565 Marriott Drive, Suite 250 (NAME)	
Nashville, TN 37205 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37210 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- *Dollars.*

Cash in hand paid by Mark R. Podis and wife, Linda L. Podis and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

FEB 7 11 09 AM '92 REGISTER'S OFFICE DAVIDSON COUNTY

IDENTIFICATION REFERENCE

0 2 5 7 4

William Robert Dixon and wife, Reath Ellen Dixon

have this day bargained and sold, and do hereby transfer and convey unto the said Mark R. Podis and wife, Linda L. Podis

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 339 on the Plan of Section IX, Brook Meade Subdivision as of record in Book 2331, pages 34 an 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 339 fronts 168 feet on the northerly side of Belton Drive and extends back 189 feet on the west line, and 270 feet on the east line, to a dead line in the rear on which it measures 186.6 feet thereon.

Being the same property conveyed to William Robert Dixon and wife, Reath Ellen Dixon by Quitclaim Deed from William Robert Dixon of record in Book 7771, Page 451, Register's Office of Davidson County, Tennessee.

9362 02/07 0101 03CHECK 395.50

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the Plan of record (6) All applicable Governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Affiant Mark R. Podis

Subscribed and sworn to before me this the 31st *day of* January *19* 92

Notary Public Judy A. Lehman

My Commission expires: 5/15/95 *(Affix Seal)*

This is improved (XX) unimproved ( ) property, known as 840 Belton Drive (House Number) (Street) Nashville, TN 37205 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* January *, 19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Robert Dixon

William Robert Dixon

Reath Ellen Dixon

Reath Ellen Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* William Robert Dixon and wife, Reath Ellen Dixon

the within named 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 Brentwood, *Tennessee, this* 31st *day of* January, *19* 92

Judy A. Lehman
Notary Public

Commission expires 5/15/95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

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

_____
Notary Public

My Commission Expires _____

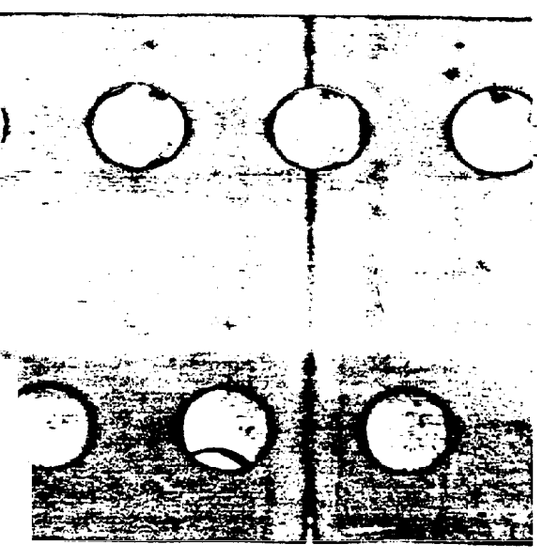
WARRANTY DEED

FROM William Robert Dixon and wife, Reath Ellen Dixon

TO Mark R. Podis and wife, Linda L. Podis

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	395.50
			CHECK	395.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

02/07/92 01 11:20 0001 9362

8257.4

IDENTIFICATION REFERENCE

FEB 7 11 20 AM '92

DAVIDSON COUNTY, TN

No. 499961