THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***42,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 1993.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
TOMMY M. DIXON and wife, DONNA H. DIXON 1610 Long Avenue Nashville, TN 37206	FIRST TENNESSEE BANK P.O. Box 474 Memphis, TN 38101	MAP 94-2 PARCEL 18 23W 02360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND AND 00/100 ($***42,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **MARGARET J. HICKEY, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **TOMMY M. DIXON and wife, DONNA H. 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:

BEING Lot No. 217 on the Plan of Edgefield Land Company's First Subdivision to East Nashville of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Margaret J. Hickey by deed from Samuel J. Pierce, Jr., of record in Book 6221, page 318, Register's Office for Davidson County, Tennessee.

This is improved property known as 1610 Long Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision to East Nashville, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of July, 1993.

Margaret J. Hickey
MARGARET J. HICKEY

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 MARGARET J. HICKEY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 1993.

Notary Public

My Commission Expires:

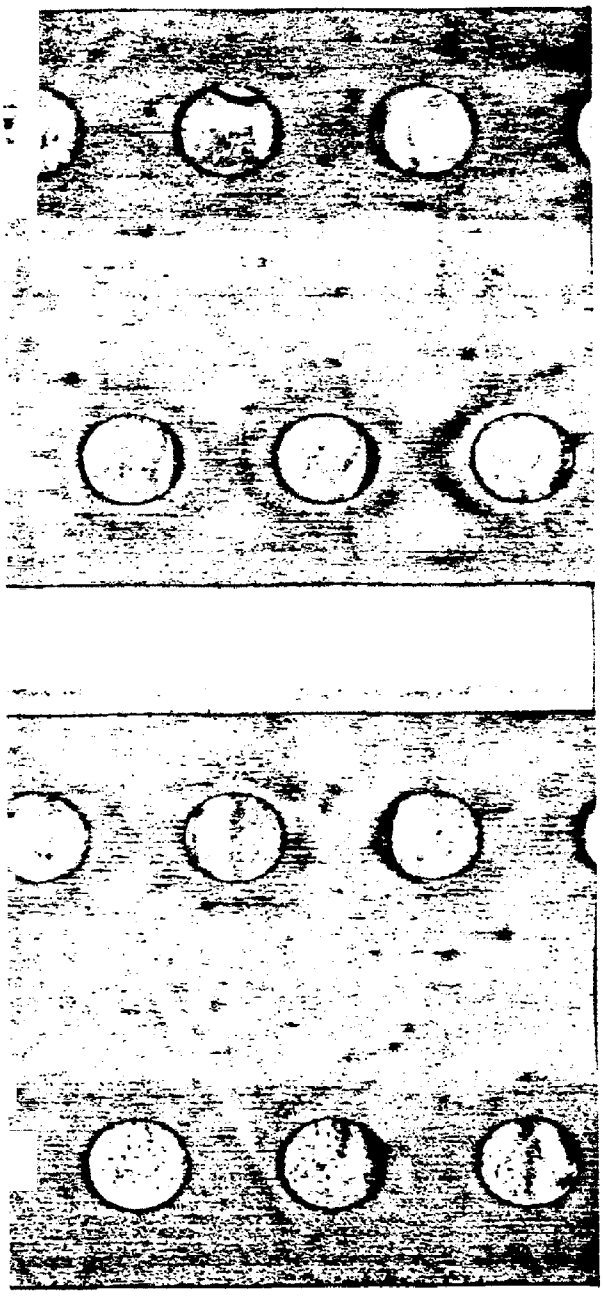
2-23-94

47642
IDENTIF. ↑ REFERENCE

93 AUG -3 AM 10:25

REGISTER
COUNTY, TN.

164-40 KEHECK 0101 03/08/03 5003



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9034 PAGE 220

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 42000.00
				CON TX 155.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 164.40

CHECK 164.40

08/03/93 01 10:25 0001 5003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47642
IDENTIF. ↑ REFERENCE

93 AUG -3 AM 10: 25
REGISTER
DAVIDSON COUNTY, TN.

No. 681398