BOOK 9041 PAGE 723

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00

B. F. D.
Affiant

Sworn to and subscribed before me this 9 day of August, 1993.

B. Edwards
NOTARY PUBLIC

My ~~Commission~~ ~~Expires~~: May 29, 1994.

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Hubert Dixon, Jr., et ux	Same	Map 82-7
1024-Nesbitt Drive		Par 206
Nash, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Buford F. Drake and wife, Juanita S. Drake, hereinafter called Grantors, has bargained and sold, and by these presents does transfer and convey unto Hubert Dixon, Jr. and wife, Daphne Dixon, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Townwood Homes, Section 1, as of record in Book 3106, page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 18.67 feet on the east side of Joseph Street, and extends back between parallel lines 136 feet to an alley.
>
> Being the same property conveyed to Buford F. Drake and wife, Quanita S. Drake, by deed from Mary Ann Guess of record in Book 8904, page 634, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that Quanita S. Drake and Juanita S. Drake are one and the same persons, there having been a clerical error on the previous deed from Mary Ann Guess of record in Book 8904, page 634, said Register's Office.
>
> This is improved property known as 703 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 my hand this 28th day of July, 1993.

Buford F. Drake

BUFORD F. DRAKE

Juanita S. Drake

JUANITA S. DRAKE

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 Buford F. Drake and wife, Juanita S. Drake, 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 Nashville, Tennessee, this 28th day of July, 1993.

John F. Adams

NOTARY PUBLIC

My Commission Expires: 11/26/94

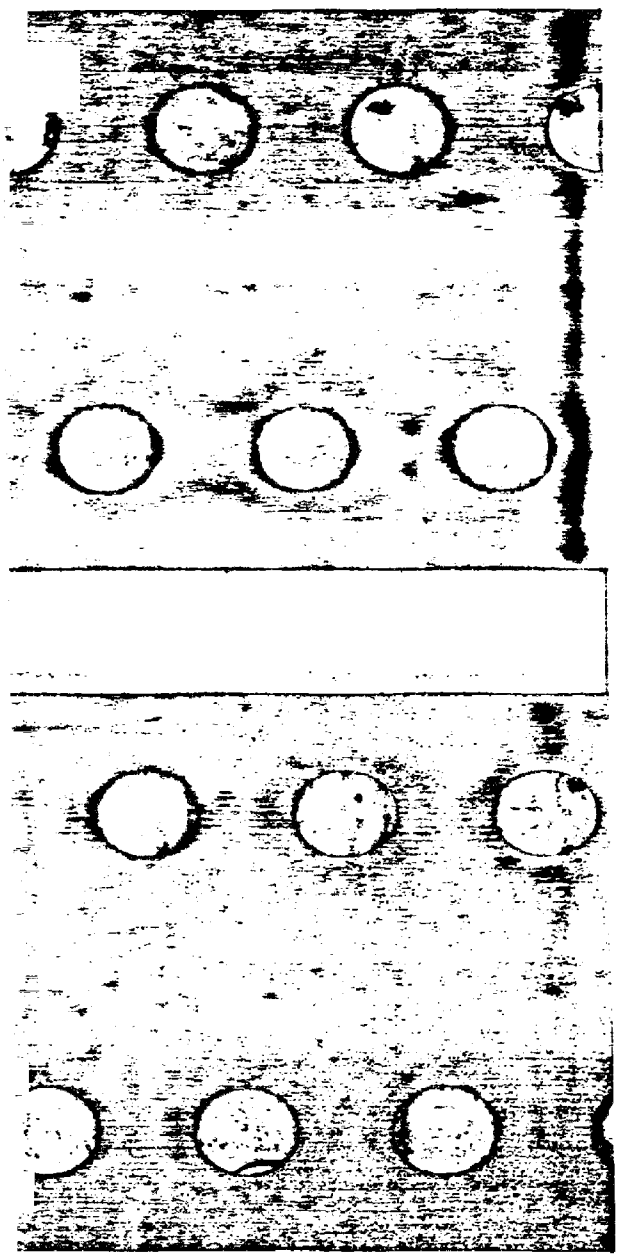
50158
IDENTIFICATION REFERENCE

93 AUG -9 PM 1:15

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7694 08/09 0101 01CASH 64.50



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 15000.00
				CON TX 55.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 64.50
				CASH 64.50
08/09/93	01	13:15	0001	7694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50158
Quitclaim Reference

93 AUG -9 PM 1:15

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 684063