[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Sabrina Dixon]	GMAC Mortgage Corporation of PA]	MAP and PARCEL]
[2607 Edge O Lake]	Attn: Tax Dept.]	149-04-0-116.00]
[Nashville, TN 37217]	8360 Old York Road]	]
	Elkins Park PA 19117-1590]	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joseph G. Anderson, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sabrina Dixon, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 496 on the Plan of Edge-O-Lake Estates, Section 6, of record in Book 3700, Pages 15 & 16, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Joseph G. Anderson and wife, Deborah E. Anderson by deed from Ted M. Chapman and wife, Shirley Chapman, of record in Book 6360, Page 877, Register's Office for Davidson County, Tennessee. The said Deborah E. Anderson having quitclaimed her interest in the above property to Joseph G. Anderson by quitclaim deed being recorded simultaneously herewith.

This is property with a common address of 2607 Edge O Lake, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3700, Pages 15 & 16, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3908, Page 161, said Register's office; 4) Right-of-Way Easement of record in Book 3648, Page 72; 5) Partial Release of Right-of-Way and Supplemental Agreement of record in Book 4661, Page 223; 6) Right-of-Way of record in Book 4661, Page 227; all of said Register's Office.

4124 08/26 0101 03CHECK 28?.83

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $75,900.00]
[* Sabrina Dixon]
[Affiant]
[Subscribed and sworn before me this 24th day of August, 1993.]
[Cindy S Smith]
[My Commission Expires: 7-23-94 Notary Public]

56032
IDENTIF. ↑ REFERENCE
93 AUG 25 PM 12:24

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **August, 1993**.

Joseph G. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joseph G. Anderson, unmarried** , with whom I am personally acquainted, or who 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 **24th** day of **August, 1993**.

Cindy S Smith
Notary Public
My Commission Expires: 7-23-94

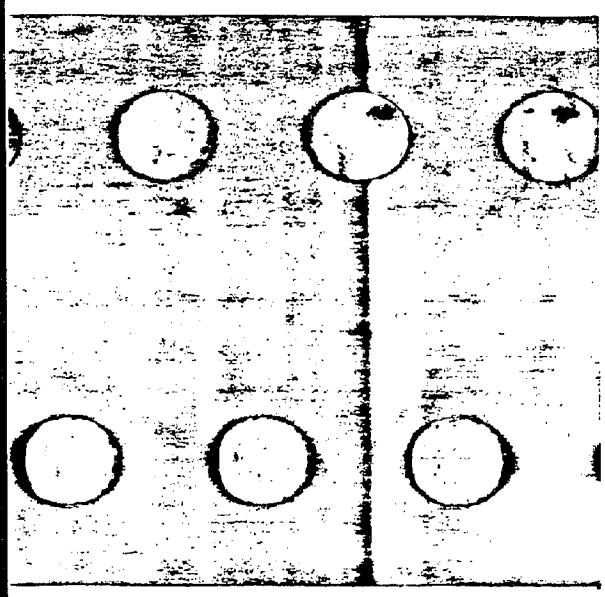
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **24th** day of **August, 1993.**

Notary Public
My Commission Expires:

File No. 9308-335



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

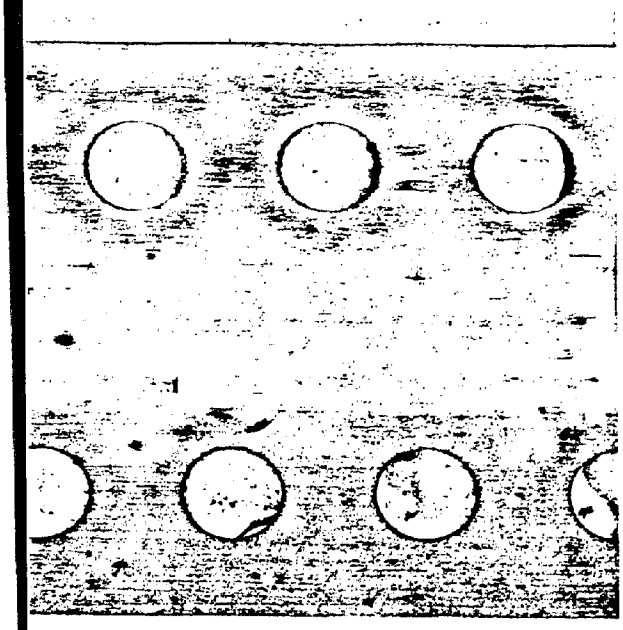
RECEIVED OF _____

FOR _____

BOOK 9058 PAGE 586

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	75900.00
CON TX	280.83
PRFEE	1.00
WDEED	8.00
TOTAL	289.83
CHECK	289.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4124

56032
IDENTIF. ↑ REFERENCE

93 AUG 25 AM 10:24

REGISTER
DAVIDSON COUNTY, TN

No. 690424