THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 9146 PAGE 911

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David B. Locke 2050 Graceland Drive Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 158 Field Bk. 10D 51432

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS FRANCES DIXON a/k/a THOMAS FRANCIS DIXON, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DAVID B. LOCKE, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the northerly margin of Old Springfield Highway, a corner to the John Paul Peay, et ux, property of record in Book 1349, page 206, Register's Office for Davidson County, Tennessee; thence, with the northerly margin of Old Springfield Highway, North 53 deg. 21 min. 47 sec. W 381.53 feet to an iron pin; thence, North 34 deg. 35 min. 43 sec. E 274.98 feet to an iron pin; thence, North 52 deg. 50 min. 14 sec. W 513.00 feet to an iron pin in the line of the Maurice P. Frey, et ux, property of record in Book 1756, page 254, Register's Office for Davidson County, Tennessee; thence, North 01 deg. 34 min. 52 sec. E 353.46 feet to an iron pin in the Southerly margin of Dickerson Pike; thence with said margin of said Pike on a curve having a radius of 22,968.31, 244.00 feet to an iron pin; thence, South 52 deg. 59 min. 11 sec. E 554.13 feet to an iron pin; thence, South 20 deg. 42 min. 11 sec. W 36.23 feet to an iron pin; thence, South 53 deg. 11 min. 44 sec. E 40.35 feet to an iron pin; thence South 11 deg. 46 min. 15 sec. W 158.79 feet to an existing monument; thence South 77 deg. 37 min. 04 sec. E 22.80 feet to an existing monument; thence South 21 deg. 18 min. 55 sec. E 294.50 feet to an existing monument; thence South 54 deg. 57 min. 07 sec. W 249.00 feet to the point of beginning and containing 8.17 acres, more or less.

BEING the same property conveyed to Thomas Frances Dixon by deed from Anthony McCauley Cannon, Executor of the Estate of Virgie L. Dixon, deceased, of record in Book 6658, page 756, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but expressly EXCLUDED therefrom, is that portion taken by the State of Tennessee for roadway project of record in Book 6316, page 99, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Springfield Highway, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Closing Attorney, when due.

2. Subject to easement for power line granted to Tennessee Electric Power Company of record in Book 653, page 45, said Register's Office.

3. Subject to easement for right of way granted to Southern Bell Telephone & Telegraph Company of record in Book 1129, page 250, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: MARGARET A. DIXON, wife of THOMAS FRANCES DIXON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

THOMAS FRANCES DIXON

MARGARET A. DIXON

"GRANTEE"

DAVID B. LOCKE

STATE OF Tenn }
COUNTY OF Cumberland }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS FRANCES DIXON and wife, MARGARET A. DIXON, 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, at office, this the 28th day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 12/14/94

CHRISTIE-LYNN CLIFFORD NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID B. LOCKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 12/29/93

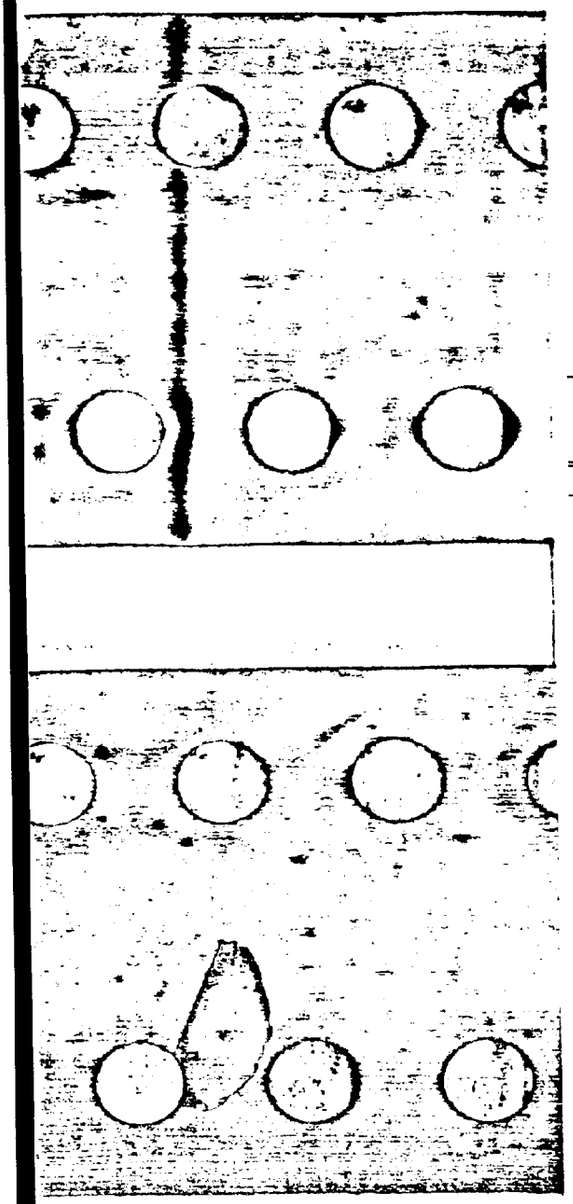
84076

IDENTIFICATION REFERENCE

93 NOV 10 AM 8:23 REGISTER DAVIDSON COUNTY TENN

NOTARY PUBLIC AT LARGE

SEAL 11/10/93 03:01:03 CHECK 249.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9146 PAGE 913

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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	249.50
			CHECK	249.50
11/10/93	01	08:24	0001	6588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84076
IDENTIFICATION REFERENCE

93 NOV 10 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 720390