Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,666.83

Jerry W. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Maxwell (NAME)	Standard Federal Savings Bank (NAME)	MAP 172-8A
1508 Pointer Court (ADDRESS)	P.O. Box 9481 (ADDRESS)	PARCEL 155
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerome L. Dixon and wife, Alicia M. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Maxwell and wife, Melinda S. Maxwell

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:

Land in Davidson County, Tennessee being Lot No. 155 on the plan of Hunters Branch, Section 1, as of record in Plan Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jermone Larry Dixon and wife, Marie Dixon by deed from William L. O'Brien and wife, Susan C. O'Brien, of record in Book 8876, page 36, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6250, page 513, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Deed of Trust from William L. O'Brien and wife, Susan C. O'Brien in favor of Commerce Union Bank of record in Book 6869, page 818, Register's Office for Davidson County, Tennessee.

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 1508 Pointer Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 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 our hand s this 31st day of January 19 94

Jerome L. Dixon

Alicia M. Dixon

BOOK 9240 PAGE 922

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome L. Dixon and wife, Alicia M. Dixon

the 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 Franklin, Tennessee, this 31st day of January, 19 94.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

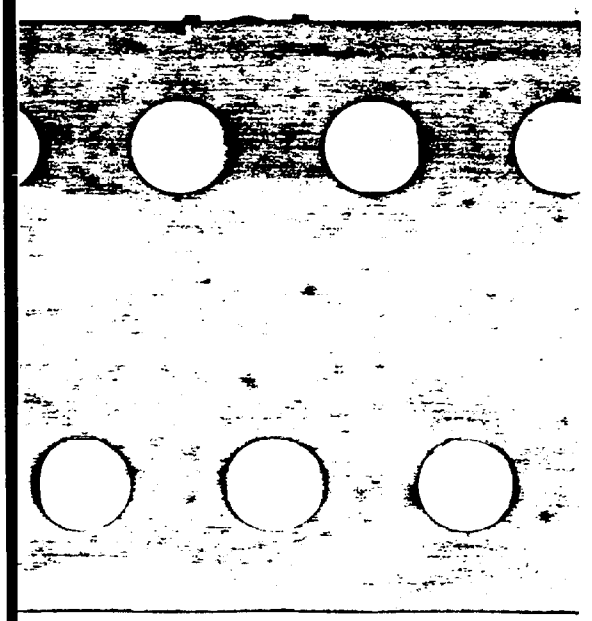
14772

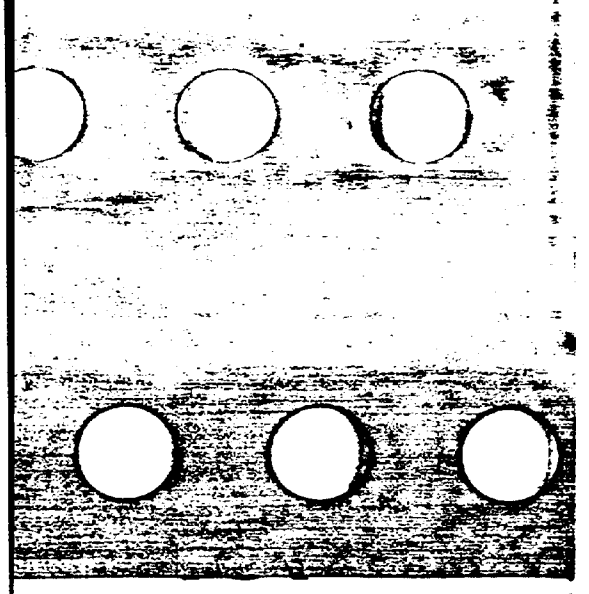
IDENTIFICATION REFERENCE

94 FEB -3 PM 2:25

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2325 02/03 0101 03CHECK 359.39





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9240 PAGE 923

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	94666.83
CON TX	350.39
PRFEE	1.00
MDEED	8.00
TOTAL	359.39
CHECK	359.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/94 01 14:25 0001 2325

14772
IDENTIFICATION REFERENCE

94 FEB -3 PM 2:25

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

No.753307