THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R3457

MAP/GROUP/PARCEL
149-02-0-B-024.00

NEW OWNER'S NAME AND ADDRESS:
Kenneth S. Dixon and wife,
Chera L. Dixon
656 Piccadilly Row
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Source One Mortgage Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

9541 03/09 0101 03CHECK 373.45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Trent Dean Gongwer and wife, Bobbi Jo Elliott Gongwer, hereinafter called Grantors, do hereby transfer and convey unto Kenneth S. Dixon and wife, Chera L. Dixon, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 71 on the Plan of Piccadilly Square, Phase II, a plat of which is of record in Plat Book 6250, Page 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 7993, Page 790, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Trent Dean Gongwer

Bobbi Jo Elliott Gongwer

25709
IDENTIF. ↑ REFERENCE

09 MAR -9 AM 10:56

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Trent Dean Gongwer and wife, Bobbi Jo Elliot Gongwer, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 25th day of February, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

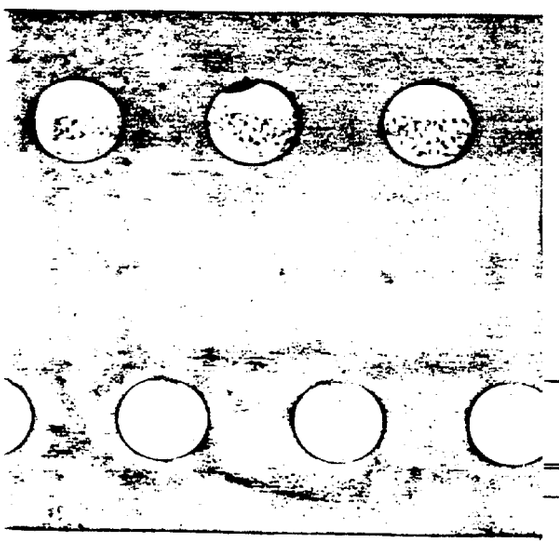
The actual consideration or value whichever is greater for this transfer is $98,500.00.

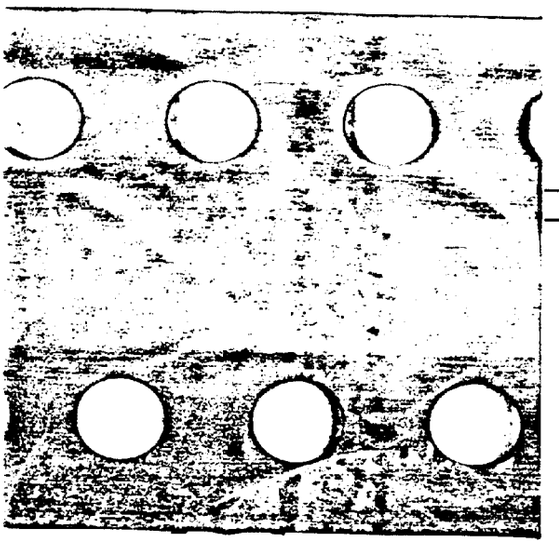
AFFIANT

Sworn to and subscribed before me, this the 25th day of February, 1994.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9273 PAGE 222

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 98500.00	
			CON TX 364.45	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 373.45	
			CHECK 373.45	
03/09/94	01	10:56	0001 9541	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25709
IDENTIF. & REFERENCE

94 MAR -9 AM 10:56

REGISTER
DAVIDSON COUNTY, TN.

No. 764940