BOOK 9306 PAGE 759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES 3-23-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
ROBERT J. LENARD	SAME	MAP 173
(NAME)	(NAME)	
9513 INAVale		PARCEL 145
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood TN 37027		05D 19071
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, ROGER W. DIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. LENARD

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

SEE EXHIBIT "A" ATTACHED HERETO

The property described in Exhibit "A" attached hereto is conveyed subject to any applicable building and/or zoning regulations and the 1994 State and County Property Taxes which are being pro-rated and assumed by the Grantee.

37152

IDENTIF. & REFERENCE

94 APR -8 PM 2:41

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This is unimproved ( ) improved (X) property, known as 6310 Nolensville Road, Nashville, TN
(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 ~~MY~~ OUR hand S this 7th day of April, 19 94

Roger W. Dixon
ROGER W. DIXON

Sandra Gail Dixon
SANDRA GAIL DIXON

STATE OF TENNESSEE
Davidson County

BOOK 9306 PAGE 760

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROGER W. DIXON and SANDRA GAIL DIXON

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 19 98

Commission expires 3-23-96

Notary Public

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed 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

WARRANTY DEED

FROM
ROGER W. DIXON

TO
ROBERT J. LENARD

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

TO BOOK 9306 PAGE 761

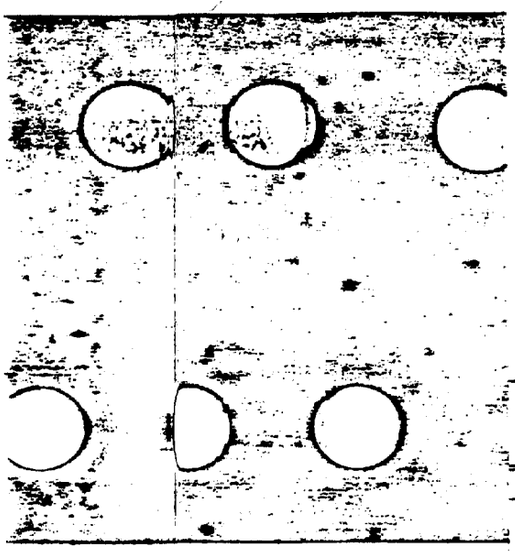
WARRANTY DEED

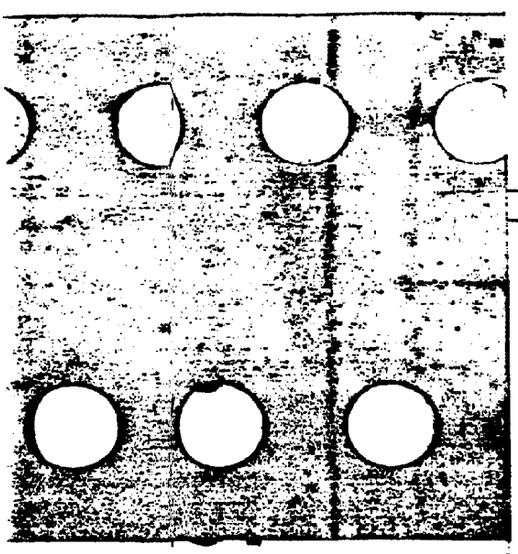
BEGINNING at an existing iron pin in the Northeasterly margin of Nolensville Road, the southwesterly corner of the Hills Chapel Church of Christ lands, and also being the northwesterly corner of the property herein described; thence leaving Nolensville Road and with a fence and rock wall along the southerly line of the Hills Chapel church of Christ Lands and partially with the southerly margin of Harbor Road, North 74 deg. 55 min. East 578.45 feet to a point; thence continuing with the southerly margin of Harbor Road, North 76 deg. 47 min. 06 sec. East 225.14 feet to an existing iron pin in the westerly line of the John Henry Byrd Lands of record in Book 1257, Page 210, Register's Office for Davidson County, Tennessee; thence with the said westerly line of said Byrd Property, and with an established fence line the following calls and distances: South 19 deg. 14 min. 09 sec. East 230 feet to a cedar tree; thence south 56 deg. 59 min. 09 sec. East 28.0 feet to another cedar tree, thence south 80 deg. 59 min. 09 sec. East 52.0 feet to a set iron pin; thence leaving Byrd's line South 56 deg. 36 min. 08 sec. West 396.70 feet to a set iron pin; thence North 31 deg. 30 min. West and with Royal Land Company's line 248.0 feet to a set iron pin; thence continuing with Royal Land Company's line South 55 deg. 52 min. 08 sec. West 357.57 feet to a set iron pin in the northeasterly margin of Nolensville Road; thence with the curving margin of Nolensville Road and in a generally northwesterly direction 300 feet to the point of beginning, and containing 5.00 acres, more or less.

Being the same property conveyed to Roger Dixon and Marvin Moore by deed from Marion H. King and wife, Margaret G. King of record in Book 7538, page 470, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8063, page 546 said Register's Office Marvin Moore conveyed all his right, title and interest in said property to Roger Dixon. By Quitclaim Deed of record in Book 8181, page 141 of said Register's Office Roger Dixon conveyed all his right, title and interest to a ½ undivided interest to said property to Albert Don Taylor. By Quitclaim Deed of record in Book 8249, page 361, Albert Don Taylor conveyed all his right, title and interest in said property and particularly the said ½ undivided interest in said property back to Roger W. Dixon of said Register's Office.

Roger Dixon and Roger W. Dixon are one and the same person. Sandra Gail Dixon joins in this conveyance in order to convey any interest she may have in said property by virtue of being the wife of Roger W. Dixon, particularly marital rights.

1978 04/08 0101 03CHECK 484.75





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

RECEIVED OF _____

FOR _____

BOOK 9306 PAGE 762

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				127500.00
			CON TX	471.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	484.75
			CHECK	484.75
04/08/94	01	14:42	0001	1978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37152
IDENTIF. # REFERENCE

94 APR -8 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777211