BOOK 9312 PAGE 648

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 24, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monty R. Tester	Lovell & Malone, Inc.	34-9-45
(NAME)	(NAME)	
300 West Monticello Avenue	404 James Robertson Parkway	GO 06926
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(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, Kenneth T. Dixon and wife, Lisa Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monty R. Tester, unmarried

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:

Being Lot 2, Gateway Subdivision, of record in Plat Book 3300, page 40, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth T. Dixon and wife, Lisa Dixon by deed of record in Book 6937 page 81 Register's Office for Davidson County.

Subject to restrictions of record in Book 3344 page 582 said Register's Office.

The Plan of record in Book 3300, page 40, Register's Office for Davidson County, shows an Owner's certificate, a 40 foot minimum building setback line from Monticello Avenue and a 30 foot minimum building setback line from West Monticello Avenue, a 10 foot easement for public utility and drainage along the southeasterly line(s) of said lot, an overhang easement on the northeasterly corner and an easement for TVA lines on the southerly corner of the lot.

39256
IDENTIF. & REFERENCE

94 APR 14 AM 11:03
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 300 West Monticello Avenue, Goodlettsville, Tennessee 37072
(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 7th day of April, 19 94

Kenneth T. Dixon

Lisa Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth T. Dixon and wife, Lisa 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 Goodlettsville, Tennessee, this 7th day of April, 1994.

Commission expires May 24, 1994

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

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WARRANTY DEED

FROM

Kenneth T. Dixon and wife, Lisa Dixon

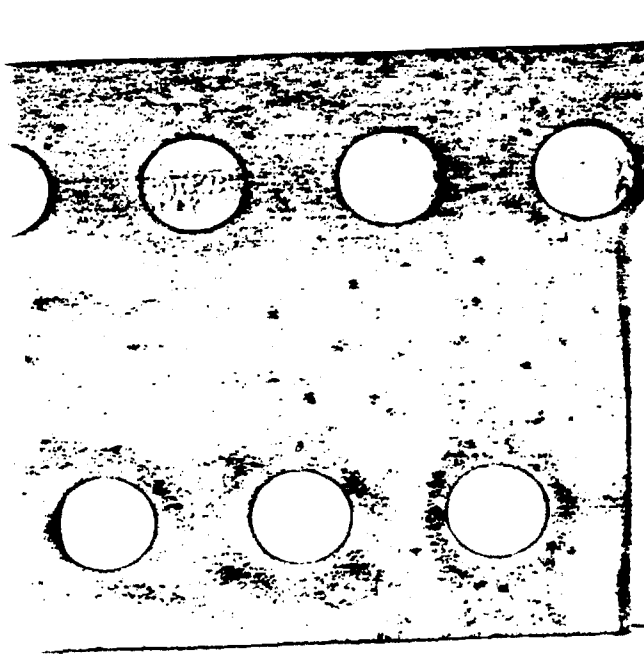
TO

Monty R. Tester

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451

4245 04/14 0101 03CHECK 223.90



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

RECEIVED OF _____

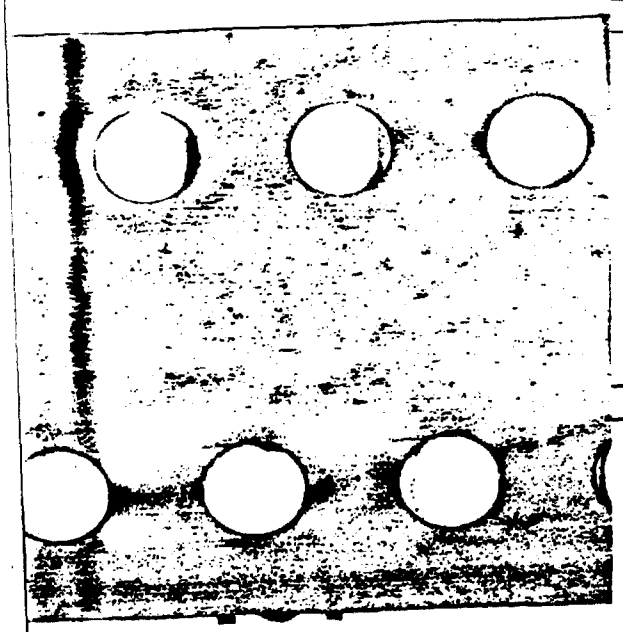
FOR _____

BOOK 9312 PAGE GE 651

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 57000.00
				CON TX 210.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 223.90
				CHECK 223.90
			04/14/94 01	11:09 0001 4245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39256
IDENTIFICATION REFERENCE

94 APR 14 AM 11:08

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

No. 779445