BOOK 9339 PAGE 391

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00
Sarah J. Dixner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April 94

Lee E. Crawford
Notary Public

MY COMMISSION EXPIRES: May 25 1998
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Lynn Dixner, unmarried	Leader Federal Bank	MAP 103-3 #35
(NAME)	(NAME)	
216 54th Avenue North	P.O. Box 2926	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38101-2926	
(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, Charles E. Robbins and wife, Alice Renee Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heidi Lynn Dixner, unmarried and Gary B. Dixner and wife, Sarah J. Dixner

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 part of Lot No. 8 and that part of the right-of-way of the N.C. & St. L. Railroad (now abandoned) immediately east of said property on the map showing the subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of the Charlotte Park Company's First Addition, as of record in Book 421, page 87, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Robbins and wife, Alice Renee Robbins, by deed from Russell Hayden Mason, unmarried, of record in Book 8343, page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

48209

IDENTIF. & REFERENCE

94 MAY -9 PM 3:36

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4047 05/09 0101 03CHECK 260.60

unimproved ( )
This is improved (X) property, known as 216 54th Avenue North, Nashville, TN 37209
(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 29th day of April, 19 94

Charles E. Robbins

Alice Renee Robbins

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Robbins and wife, Alice Renee Robbins

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 Nashville, Tennessee, this 29th day of April, 19 94

Commission expires: May 25, 1996

Lee E. Stanford
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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_____ .

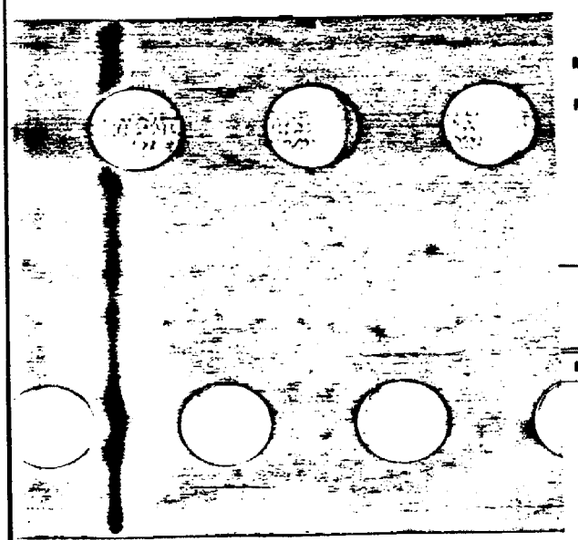
My commission expires _____

_____
Notary Public

Warranty Deed from Charles E. Robbins and wife, Alice Renee Robbins, to Heidi Lynn Dixner, unmarried and Gary B. Dixner and wife and Sarah Dixner.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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



RECEIVED OF _____

FOR _____

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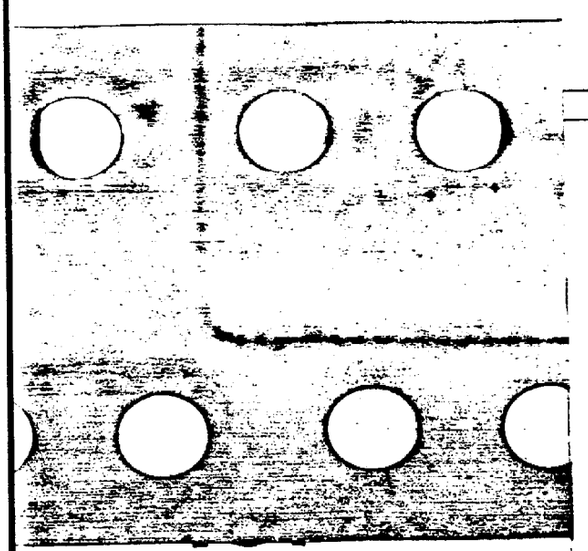
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/94 01 15:35 0001 4047



48209
IDENTIF. & REFERENCE

94 MAY -9 PM 3:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789097