This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9382 PAGE 682

ADDRESS NEW OWNER:
Julia Harris Penson
540 Harding Place, Unit C-121
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammond Avenue
Waterloo, Iowa 50704

MAP AND PARCEL:
MAP 147-2-B
PARCEL 59 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard E. W. Dixon, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Julia Harris Penson, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No C-121 in a Horizontal Property Regime of Caldwell Court Condominium established by Master Deed of record in Book 6188, Page 744,, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Richard E. W. Dixon , by deed from Jerry W. Dixon and wife, Dorothy J. Dixon of record in Book 7666, Page 374, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by GMAC Mortgage Corporation of record in Book 6189, Page 135, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Caldwell Court Condominium, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee.

This is improved property known as 540 Harding Place, Unit C-121, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julia Harris Penson, unmarried, her heirs and assigns, forever; and I, Richard E. W. Dixon, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 16th day of June, 1994.

Richard E. W. Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard E. W. Dixon, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,838.10.

AFFIANT

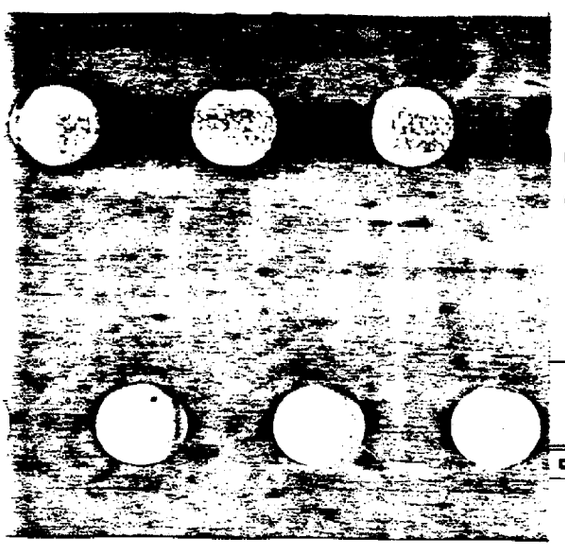
Subscribed and sworn to before me this 16th day of June, 1994.

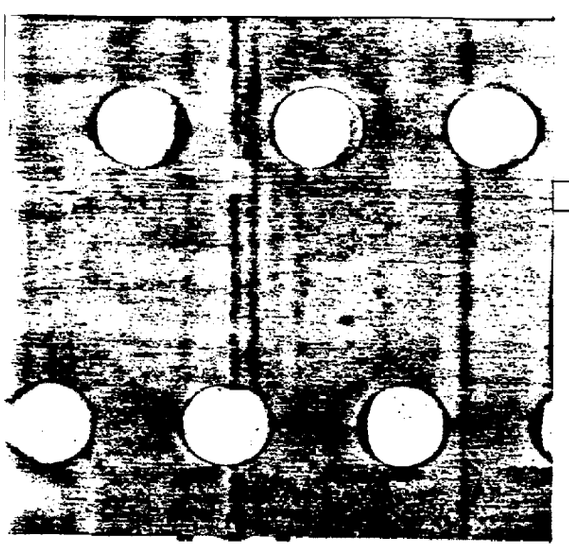
NOTARY PUBLIC
My Commission Expires: 3/22/97

6257
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 10:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7746 06/20 0101 03CHECK 134.20





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 33838.10
				CON TX 125.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 134.20
				CHECK 134.20
06/20/94	01			10:51 0001 7746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62575
IDENTIF. # REFERENCE

94 JUN 20 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 804474