This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9452 PAGE 680

ADDRESS NEW OWNER:
Bryant H. Dixon and Gina F. Dixon
1111 Montrose Avenue
Nashville, Tennessee 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Columbia National, Incorporated
250 Berryhill Road, Converse Building Ste 400
Columbia, SC 29210

MAP AND PARCEL:
MAP 118-I
PARCEL 130
22W12415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carol Krawyck and Barbara H. Guffee, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryant H. Dixon and wife, Gina F. Dixon, as tenants by the entirety , 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 No. 127, Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carol Krawyck and Barbara H. Guffee , by deed from Hal E. Wilson of record in Book 9008, Page 40, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1111 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bryant H. Dixon and wife, Gina F. Dixon, their heirs and assigns, forever; and we, Carol Krawyck and Barbara H. Guffee, both unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

94 SEP -1 AM
FELIX
DAVIDSON
MAIL ENV.

86883
IDENTIF. & REFERENCE

Witness our hands this the 29th day of August, 1994.

Carol Krawyck

Barbara H. Guffee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carol Krawyck and Barbara H. Guffee, both unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of August, 1994.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 64,000.00.

AFFIANT

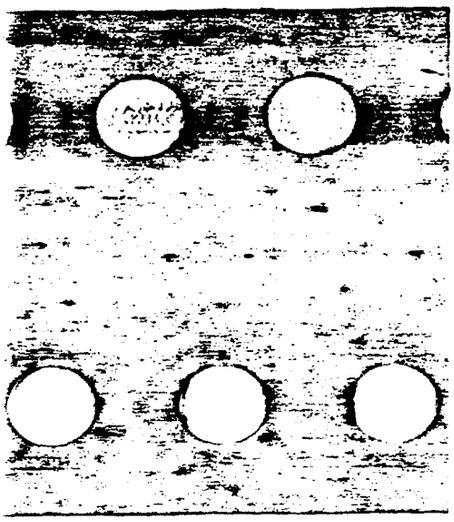
Subscribed and sworn to before me this 29th day of August, 1994.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires MAY 23, 1998

4099 09/01 0101 03CHECK 245.80



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

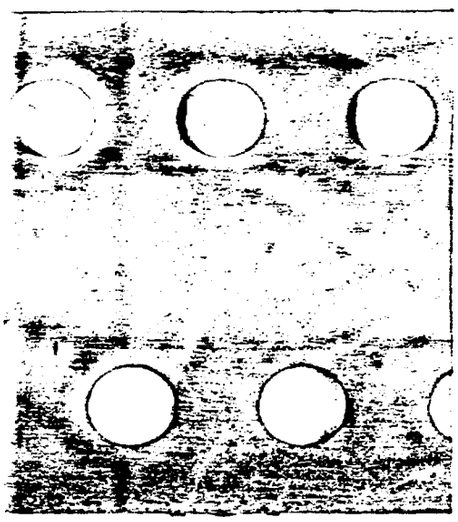
RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 682

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 64000.00
CON TX 236.80
PRFEE 1.00
MISC 8.00
TOTAL 245.80
CHECK 245.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/94 01 09:30 0001 4099

86883
IDENTIF. ↑ REFERENCE

94 SEP -1 AM 9:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830476