BOOK 9472 PAGE 278 Box 598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: July 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nnodum Iheme	GMAC MORTGAGE CORPORATION	MAP 105-9
(NAME)	(NAME)	
1007 Acklen Avenue	8360 Old York Road	PARCEL 201
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Elkins Park, PA 19117-1590	
(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 H. Dixon and wife, Viola Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nnodum Iheme and wife, Peggy H. Iheme

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 the easterly 65 feet of the westerly 75 feet of Lot No. 24 on the Map of Waverly Place, as of record in Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 34 fronts 65 feet on the southerly side of Acklen Avenue and runs back between parallel lines, parallel to and 10 feet east of the line between lots 34 and 35, 158 feet, more or less to an alley.

Being the same property conveyed to Charles H. Dixon and wife, Viola Dixon by deed from Howard Hill, Jr. and wife, Hilette Ann Hill of record in Book 8991, Page 936, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

93211

IDENTIF. REFERENCE

94 SEP 22 AM 10:

FELIX DAVIDSON COUNTY, TN REGISTER

unimproved ( )
This is improved (X) property, known as 1007 Acklen Avenue, Nashville, Tennessee 37212
(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 21st day of September 19 94

Charles H. Dixon

Viola Dixon

Viola Dixon

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 H. Dixon and wife, Viola 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 Nashville, Tennessee, this 21st day of September 1994.

Commission expires July 25, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

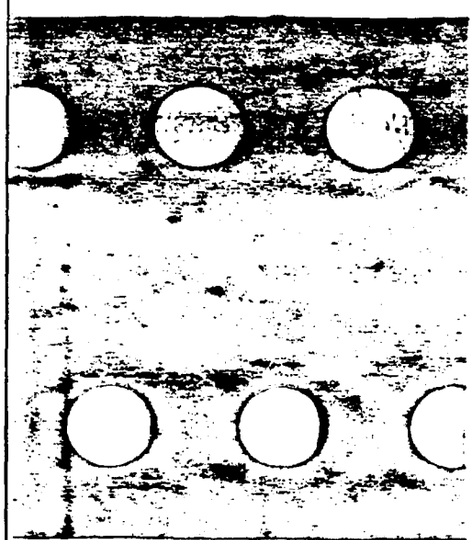
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0951 09/22 0101 03CHECK 275.40



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

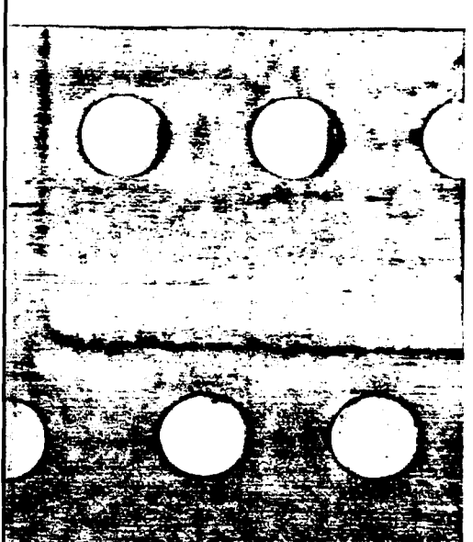
RECEIVED OF _____

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	72000.00
CON TX	266.40
PRFEE	1.00
MDEED	8.00
TOTAL	275.40
CHECK	275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0951

93211
IDENTIF. # REFERENCE

94 SEP 22 AM 10: 17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 837243