BOOK 9644 PG 929

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Joseph N. Dietzen III
P. O. Box 120486
Nashville, TN 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 82-8
PARCEL 201
19W-15950

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, James Louis Dixon, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph N. Dietzen III, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 5, on the Plan of McNish's Subdivision of the McFerrin 6-1/4 acre tract, of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James Louis Dixon, unmarried, by deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 8600, Page 601, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 709 Myrtle Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph N. Dietzen III, his heirs and assigns, forever; and I, James Louis 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, his 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.

51300
IDENTIF. & REFERENCE

95 APR 13 PM 1:54
REGISTER
DAVIDSON COUNTY, TN.

Witness my hand this the 12th day of April, 1995.

James Louis Dixon

James Louis Dixon

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Louis Dixon, unmarried the bargainor, 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 12th day of April, 1995.

Gene N. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,500.00.

Joseph M. Kitzgen III

AFFIANT

Subscribed and sworn to before me this 12th day of April, 1995.

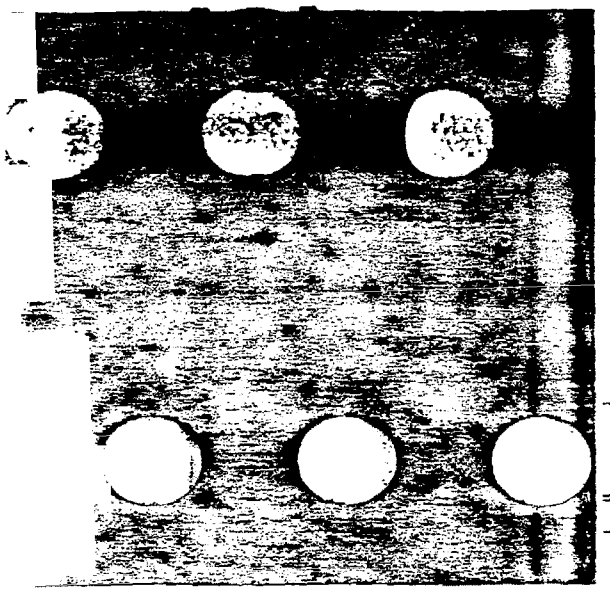
Gene N. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

3592 04/13 0101 03CHECK 77.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

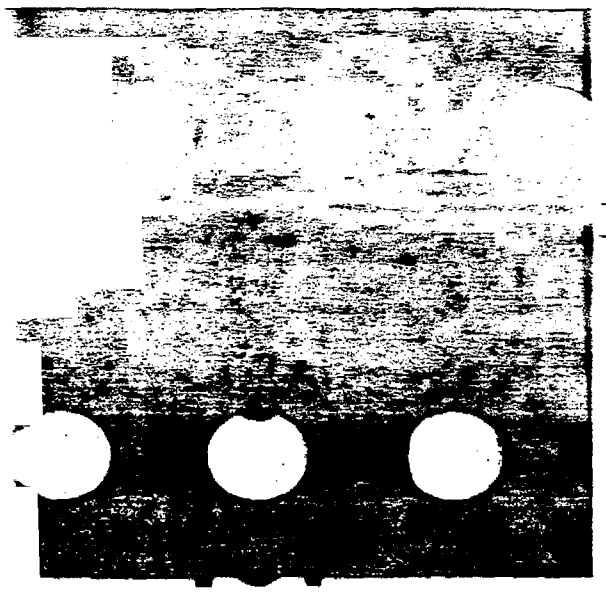
RECEIVED OF _____

FOR _____

BOOK 9644 PG 911

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 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 8.00
TOTAL 77.45
CHECK 77.45

04/13/95 01 13:54 0001 0592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51300
IDENTIF. & REFERENCE

95 APR 13 PM 1:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 900077