THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4351

MAP/GROUP/PARCEL
083--08-0-010.00

NEW OWNER'S NAME AND ADDRESS:
Leon Anderson Ward
423 Rosebank Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Union Planters Bank of Middle Tennessee N.A.
401 Union Street
Nashville, Tennessee 37219

MAIL ENV.

95 MAY 24 AM 9:12
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0063330

BOOK 9679 PG 573

3879 05/24 0101 03CHECK 231.00

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Shelia McFarland, Ricky L. Dixon, Glenn Allen Dixon and Kerry W. Dixon, as all of the heirs of Shirley Dixon, hereinafter called Grantors, do hereby transfer and convey unto Leon Anderson Ward, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 12 on the Plan of Rosewood Heights, Section I, a plat of which is of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to Shirley Dixon by deed of record in Book 7497, Page 54, Register's Office for Davidson County, Tennessee. Shirley Dixon is deceased and her estate is a non-taxable estate.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Grantors, by the execution of this instrument, make oath that the undersigned are all of the children of Shirley Dixon and are the sole heirs of her estate. Grantors further make oath that neither of them have occupied this inherited property as their marital home place.

Shelia McFarland
Shelia McFarland

Ricky L. Dixon
Ricky L. Dixon

Glenn Allen Dixon

Kerry W. Dixon

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Shelia McFarland, Ricky L. Dixon, Glenn Allen Dixon and Kerry W. Dixon, as all of the heirs of Shirley Dixon, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 19th day of May, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-13-96

JANET L. ADAMS NOTARY AT LARGE APRIL 13 1996 SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $60,000.00.

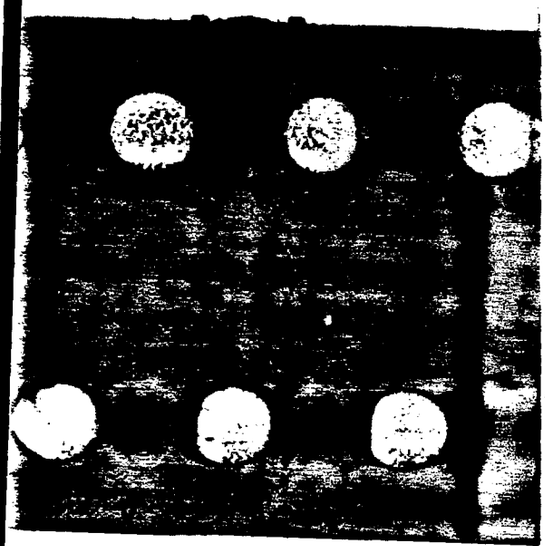
AFFIANT

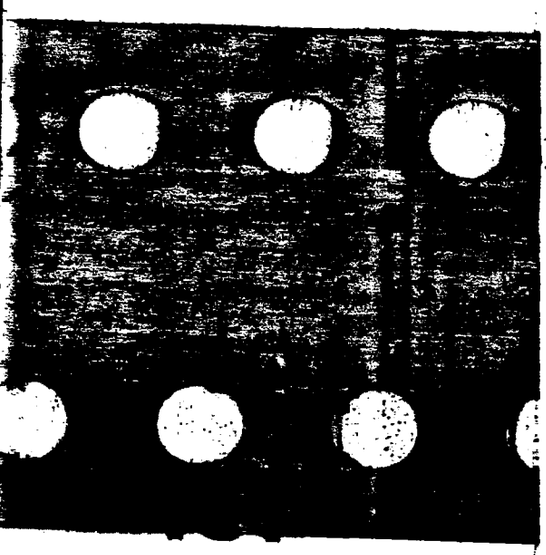
Sworn to and subscribed before me, this the 19th day of May, 1995.

NOTARY PUBLIC

My Commission Expires:
4-13-96

JANET L. ADAMS NOTARY AT L APRIL 13 1996 SUMNER COUNTY STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 9679 PG 580

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

05/24/95 01 09:14 0001 3879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063330
IDENTIF. ↑ REFERENCE

95 MAY 24 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913220