STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL MOSER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Rudolph (NAME)	Guaranty Trust Company (NAME)	MAP 41-7
3982 Lawing Drive (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 7
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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, John E. Dixon and Juanita L. Dixon and Renita Dixon and Maria Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Rudolph and wife, Claudetta Rudolph

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 Lot No. 11 on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lawing Drive at the corner of Lot Nos. 10 and 11; thence with the line between said two lots westerly 256.8 feet to the corner of lot Nos 11 and 12; thence with the line between said two lots, northerly 233 feet to the southerly margin of Goodmorning Drive; thence with the margin of the same westerly 170.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 38.6 feet to the westerly margin of Lawing Drive; thence with the same southerly 150.5 feet to the beginning.

Being the same property conveyed to John E. Dixon and wife, Juanita L. Dixon, by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 6088, page 136, Register's Office for Davidson County, Tennessee. The said John E. Dixon and wife, Juanita L. Dixon having since divorced, and pursuant to Final Decree of Divorce in the Probate Court for Davidson County, Tennessee, Docket No. 87D-309, John E. Dixon and Juanita L. Dixon each retained a one-half interest in subject property.

unimproved ( )
This is improved (X) property, known as 3982 Lawing Drive, Nashville, TN 37207
(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 31st day of January 19 96

John E. Dixon

Juanita L. Dixon

Renita Dixon

Maria Dixon
By: Renita Dixon, Attorney-in-fact

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

BOOK 9942 PG 961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN E. DIXON, JUANITA DIXON, AND RENITA 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 Goodlettsville, Tennessee, this 31st day of January, 1996.

Commission expires 11/28/98

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RENITA DIXON, to me known to be the person who executed the foregoing instrument in behalf of MARIA DIXON and acknowledged that she executed the same as the free act and deed of the said MARIA DIXON.

Witness my hand and seal at Goodlettsville, Tennessee, this the 31st day of January, 1996.

Commission expires: 11/28/98

Notary Public

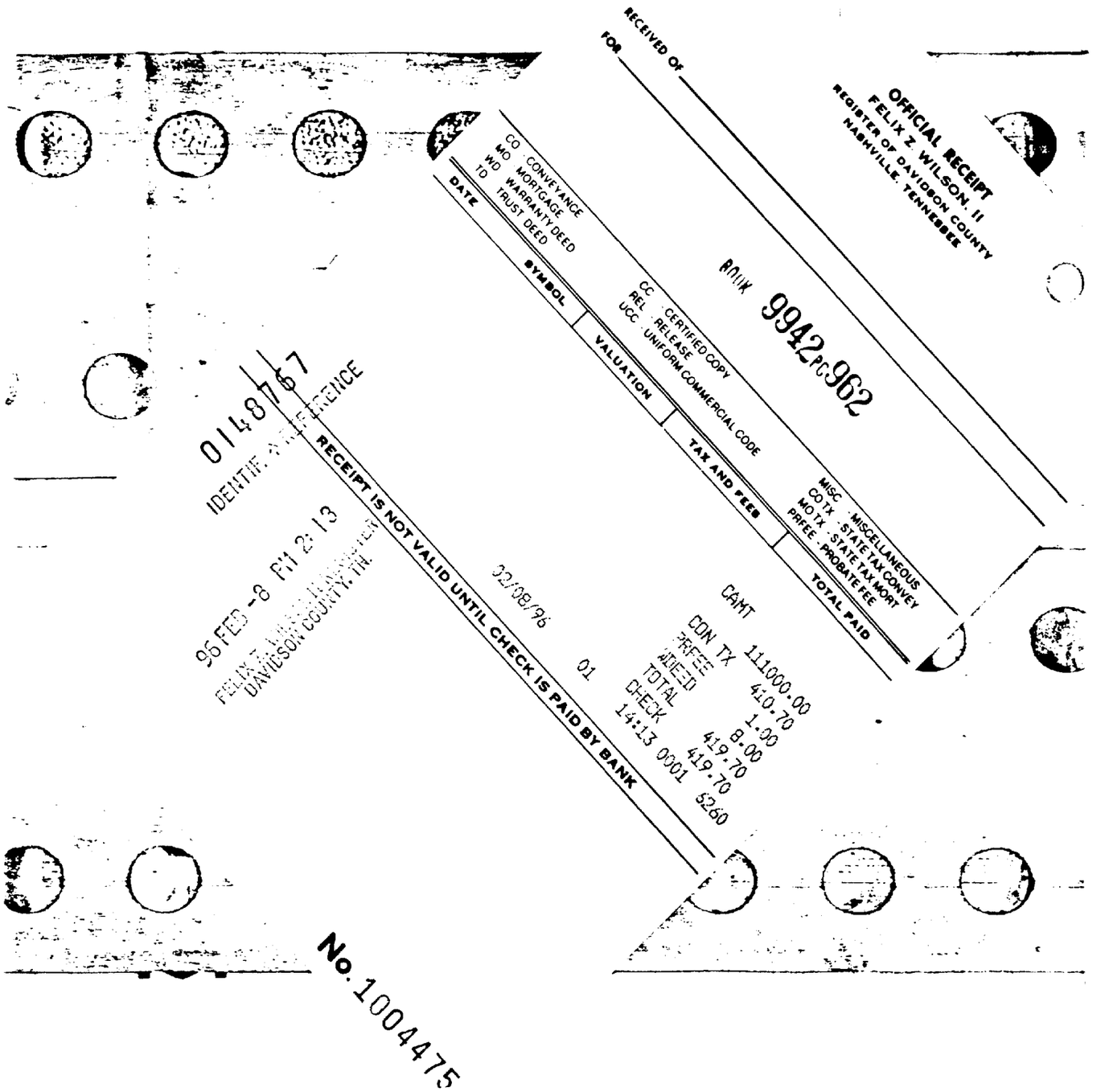
MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

0148767
IDENTIFICATION REFERENCE

96 FEB -8 PM 2:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5250 02/08 0101 03CHECK 419.70

FIRST DATA SYSTEMS, INC.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED