THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203 UPON INFORMATION FURNISHED BY THE PARTIES.

BOOK 9948 PG 332

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value whichever is greater, for this transfer is $26,000.00.

Allen Dixon
Affiant

Subscribed and sworn to before me this the 14th day of February, 1996.

Notary Public

My Commission Expires: 9/22/97

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
John W. Dixon, III and wife, Angela C. Dixon 979 Beech Bend Drive Nashville, Tennessee 37221	Same	Map 091-10-0 Parcel 44.00

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 consideration the receipt of which is hereby acknowledged, **we, John W. Dixon, Jr., James E. Dixon and Doris Ann Waddey, being all of the heirs at law of Nila B. Dixon, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto John W. Dixon, III and wife, Angela C. Dixon,** 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. 49 on the plan of a subdivision of Lots 39 and 40 in the division of the B.G. Cockrill Farm as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 49 fronts 50 feet on the north side of Leslie Street and runs back between parallel lines, 150 feet to an alley. Said Lot No. 49 is a part of the original Lot No. 39.
>
> Being the same property conveyed to J.W. Dixon and wife, Nila B. Dixon, J.W. Dixon being one and the same person as J.W. Dixon, Sr. and John William Dixon, by deed from B. Levitan and wife, Fannie Levitan, of record in Book 1088, Page 193, Register's Office for Davidson County, Tennessee.
>
> The said J.W. Dixon having since died on February 19, 1968, survived by his wife, Nila B. Dixon. Nila B. Dixon having since died on December 23, 1995, intestate, as an unmarried person, having as her sole heirs at law John W. Dixon, Jr., James E. Dixon and Doris Ann Waddey, the Grantors herein.
>
> The aforedescribed property is not the principal place of residence of the Grantor heirs at law.
>
> This is improved property known as 5810 Leslie Avenue, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 14th day of February, 1996. BOOK 9948 PG 333

John W Dixon Jr
JOHN W. DIXON, JR.

James E Dixon
JAMES E. DIXON

Doris Ann Waddey
DORIS ANN WADDEY

9607 02/14 0101 03CHECK 105.20

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named John W. Dixon, Jr., 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 instrument for the purposes therein contained.

Witness my hand and seal at Kingston Springs, Tennessee, this 14 day of February, 1996.

Sharon McMorland
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named James E. Dixon, 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 instrument for the purposes therein contained.

Witness my hand and seal at Kingston Springs, Tennessee, this 14 day of February, 1996.

Sharon McMorland
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Doris Ann Waddey, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Kingston Springs, Tennessee, this 14 day of February, 1996.

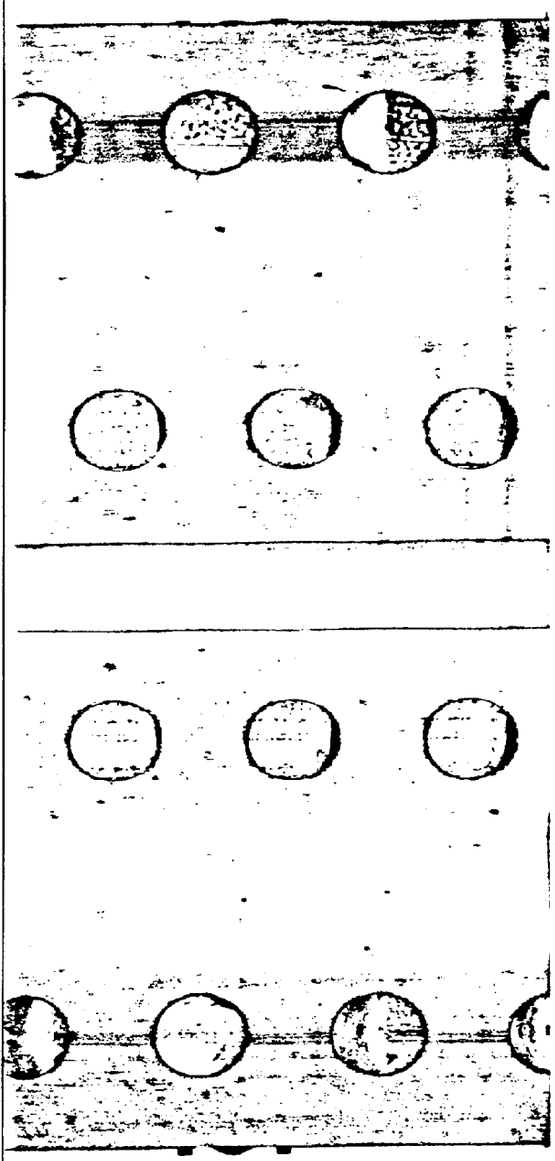
Sharon McMorland
NOTARY PUBLIC

My Commission Expires: 3/22/97

01501,63
IDENTIFICATION REFERENCE

96 FEB 14 PM 3:09
DAVIDSON COUNTY, TN.

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9948 PG 334

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	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
TOTAL	105.20
CHECK	105.20

02/14/96 01 15:11 0001 8069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150463
IDENTIFICATION REFERENCE

96 FEB 14 PM 3:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1006264