BOOK 10107 PG 326

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert T. Dixon, Jr.	PNC Mortgage Corp. of America	44/11/44(4D343285)
(NAME)	(NAME)	
77 Jones Circle	75 North Fairway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138-3430	Vernon Hills, IL 60061	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Billie J. Durham, executrix of the estate of Pauline T. Jones, deceased and Billie J. Durham, Frances B. Traughber, Robert Lee Traughber, Peggy J. Rives, Raphel Rives, and Rebecca J. Parks, devisees HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Dixon, Jr. and wife, Janet L. 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. 26 on the Plan of River Vista, of record in Book 1424, Page 118, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Jones and wife, Pauline T. Jones by deed of record in Deed Book 2735, Page 273, Register's Office for Davidson County, Tennessee. Thomas G. Jones died leaving Pauline T. Jones the sole survivor of a tenancy by the entireties. Pauline T. Jones died on 07/12/95 in Davidson County, Tennessee. The Last Will and Testament of Pauline T. Jones deceased, of record in Will Book 203, Page 244, Probate Court of Davidson County, Tennessee, devised her entire estate, equally, among her four daughters, Mrs. Frances B. Traughber, Ms. Billie Joe Durham, Mrs. Peggy J. Rives, and Ms. Rebecca Parks.

Robert Lee Traughber, spouse of Frances B. Traughber, and Raphel Rives, spouse of Peggy J. Rives, join in this conveyance for the express purpose of conveying any and all of their right, title and interest, including all marital and homestead rights, in and to the within described property unto the named grantees.

This conveyance is subject to all restrictions and easements of record.

This is unimproved / improved X property, known as 77 Jones Circle (House Number) (Street) Old Hickory, TN 37138-3430 (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.

See Page 2 for Signatures and Acknowledgements

Witness our hands this the 28th day of June 1996.

Billie J. Durham, executrix

Billie J. Durham, unmarried

Frances B. Traughber

Robert Lee Traughber

Peggy J. Rives

Raphel Rives

Rebecca J. Parks, unmarried

96 JUL -2 AM 10:06

0199296

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me. Billie J. Durham, in her capacity as executrix of the estate of Pauline T. Jones, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executrix of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this the 28th day of June, 1996

My Commission Expires 10/07/98

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, ~~Billie J. Durham, unmarried~~ Frances B. Traughber etvir, Robert Lee Traughber, Peggy J. Rives etvir, Raphel Rives, and Rebecca Parks, unmarried, with whom I am personally acquianted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 28th day of June, 1996

My Commission Expires ~~10/07/98~~ 09/25/99

~~W. K. Georgas, Jr. Notary Public~~
K. J. SHELTON

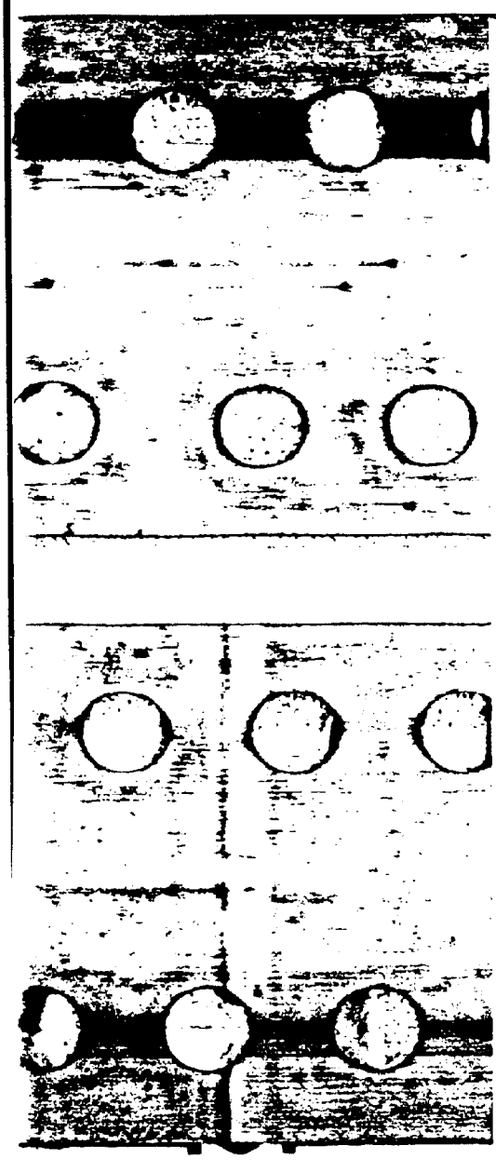
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Billie J. Durham, unmarried with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 28th day of June, 1996

My Commission Expires: 10/07/98

W. K. Georgas, Jr.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 328

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

	AMT
	105000.00
CON TX	388.50
PRFEE	1.00
WMEED	8.00
TOTAL	397.50
CHECK	397.50

07/02/96 01 10:09 0001 0544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199296

IDENTIFICATION REFERENCE

96 JUL -2 AM 10:06

REGISTER

DAVIDSON CO. TENN.

No. 1058279