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This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel No. 141-15D-80

BOOK 10292 PG 495

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
New Owner	Roderick V. Frank	
	101 Claytie South	
	Nashville, TN 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, LEE A. DIXON and SUSAN E. DIXON, have bargained and sold and by these presents do transfer and convey unto RODERICK V. FRANK and BEVERLY A. FRANK, their heirs and assigns forever, the following described property, to wit:

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. 80 on the plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Pages 410 and 411, Register's Office for said County.

Said Lot No. 80 fronts 40.00 feet on the southwesterly margin of Claytie South and extends back 126.24 feet on the southeasterly line and 125.00 feet on the northerly line to a broken line in the rear measuring 196.54 feet thereon.

Being the same property conveyed to Lee A. Dixon and wife, Susan E. Dixon by Phillips Builders Inc. of record in Book 8258, Page 666, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters as shown on the plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, pages 410 and 411, Register's Office Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions of "Sheffield" on the Harpeth of record in Book 6925, page 900, and Book 7145, page 954, amended in Book 8146, page 463, Register's Office of Davidson County, Tennessee.

3. By-Laws of record in Book 7145, page 964, amended in Book 8146, page 463, Register's Office for Davidson County, Tennessee.

4. Charter of Sheffield on the Harpeth Homeowners Association, Inc. of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 16th day of December, 1996.

LEE A. DIXON

SUSAN E. DIXON

BOOK 10292 PG 496

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEE A. DIXON and SUSAN E. DIXON, the bargainors, 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 seal, at office, on this 16th day of December, 1996.

My Commission Expires:
2/1/97

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $216,000.00.

Affiant

Sworn to and subscribed before me on this the 16th day of December, 1996.

My Commission Expires:

Notary Public

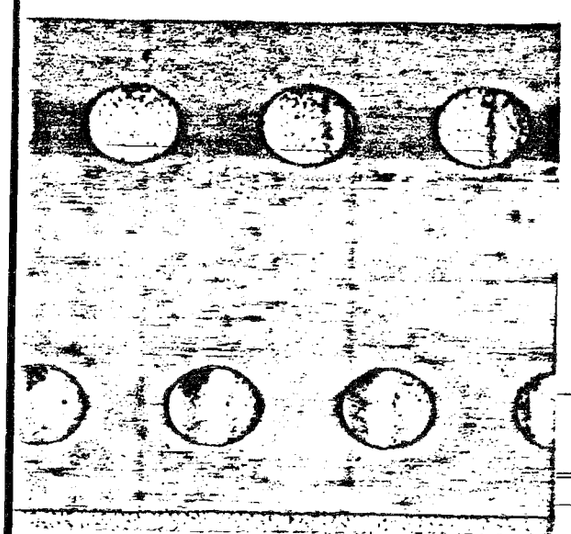
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

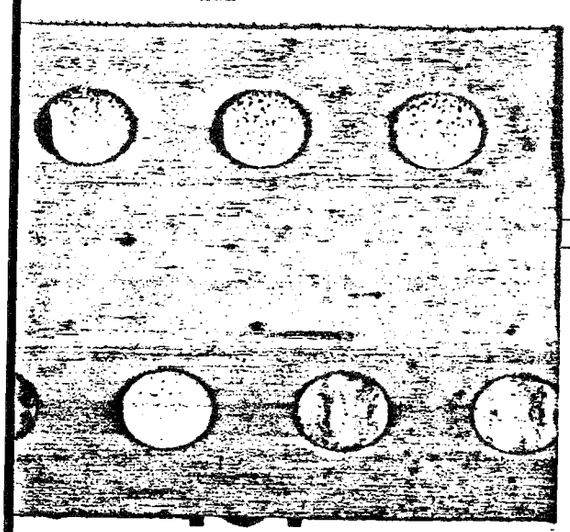
My Commission Expires 5-23-98

0256445
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6367 12/17 0101 03CHECK 808.20





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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 497

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 216000.00
				CON TX 799.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 808.20
				CHECK 808.20
12/17/96	01			09:18 0001 6367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256445 IDENTIF. ↑ REFERENCE

96 DEC 17 PM 9:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1098972