Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10406 PG 553

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF April, 19 97

NOTARY PUBLIC

My Commission expires: 8/8/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
(NAME) DEAN DIXON & JOANIE DIXON	(NAME) Same	82-9-276, 277 and 278
(ADDRESS) 1046 4th Avenue, South	(ADDRESS)	
(CITY) Nashville, (STATE) TN (ZIP) 37210	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DEAN DIXON AND WIFE, JOANIE DIXON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

0291134

IDENTIF. & REFERENCE

97 APR -4 PM 12:23

DAVIDSON COUNTY TN

5822 04/04 0101 03CHECK 272-00

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

unimproved ( )
This is improved (X) property, known as 1206-1212 Sixth Avenue, North, Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1st day of April, 19 97.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: _____
Gerald F. Nicely, Executive Director

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared GERALD F. NICELY, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 1st day of April, 1997.

My Commission expires:
11-22-97

W. Glenn Neal
Notary Public

Exhibit "A"

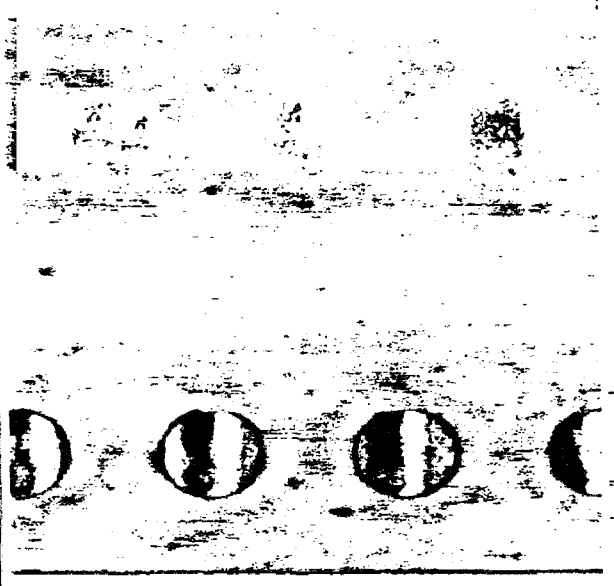
BOOK 10406 PG 555

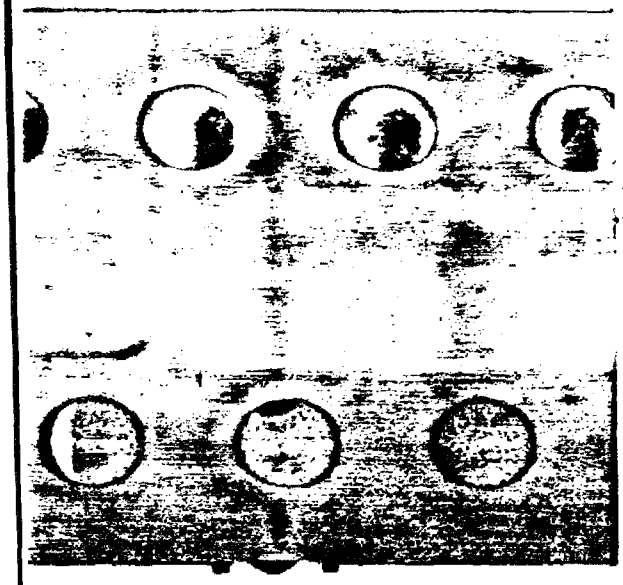
TRACT NO. 1: A certain lot or parcel of land in Davidson County, Tennessee, and being more fully described as follows, to wit: The southerly 45 feet of Lot No. 93 of the D. T. McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for said County, fronting 45 feet on the easterly side of High Street; and extending back easterly, between parallel lines, and with the northerly line of Lot No. 92, 170.9 feet to an alley.

TRACT NO. 2: Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 92 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for said County. Said part of Lot No. 92 fronts 40 feet on the easterly side of Sixth Avenue North, formerly High Street, and runs back between parallel lines 170.9 feet, more or less, to an alley.

TRACT NO. 3: A certain tract or parcel of land situated in Nashville, Davidson County, Tennessee, and described as follows: The westerly 110 feet of the northerly 35 feet of the southerly 54 feet of Lot No. 92 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, at pages 606 and 609, Register's Office for said County, and also the westerly 110 feet of the northerly 16 feet of Lot No. 91, and the southerly 19 feet of Lot No. 92 on said plan. These parcels of land adjoin and together front 70 feet on the easterly side of Sixth Avenue North, formerly High Street, and run back between parallel lines 110 feet to a dead line, EXCEPT there is reserved out of and dedicated from the conveyance made to Frank E. Wheeling, a 12 foot alley which opens into the above described property at its northeast corner; said alley was dedicated and granted and set aside for the use and benefit of the said Frank E. Wheeling, his heirs and assigns, and for the use and benefit of Katherine Haury, her heirs and assigns.

Being the same property conveyed to Metropolitan Development and Housing Agency, by deed from Alvin E. Draper and William E. Hunter, a partnership, d/b/a Sanoy Investments, of record in Book 7696, page 721, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10406 PG 556

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
TOTAL	272.00
CHECK	272.00

04/04/97 01 12:28 0001 5822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291134

IDENTIF. ↑ REFERENCE

97 APR -4 P 12:23

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

No. 1136066