PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10417 PG 548

W & I Ref: (jb) Title No: 38584
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Suzanne M. O'Connor 2514 Westwood Avenue Nashville, Tennessee 37212	First Republic Mortgage Corporation 3212 West End Ave., S-500 Nashville,TN 37203

TAX MAP-PARCEL NUMBERS: 104-15-322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Dixon and spouse, Kristy Dixon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne M. O'Connor, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 65 feet of Lot 41 on the Plan of Eclair, as of record in Book 332, Page 6, Register's Office for said County.

SAID part of Lot No. 41 fronts 65 feet on the northerly side of Westwood Avenue and runs back between parallel lines, with the easterly margin of Tulip Avenue 192 feet to the south line of Lot No. 38.

BEING the same property conveyed to Kenneth Dixon and wife, Kristy Dixon by deed form Lauralee Gunter Boyd of record in Book 5731, Page 359, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 2514 Westwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 1997.

Kenneth Dixon

Kristy Dixon

BOOK 10417 PG 549

State of Tennessee
County of Davidson

On this 14th day of April, 1997, before me the undersigned authority, personally appeared **Kenneth Dixon** and **Kristy Dixon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200000.00

Suzanne M. O'Connor
Affiant

Sworn and subscribed before me on the 14th day of April, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0294594
IDENTIF. & REFERENCE

97 APR 15 PM 2:11
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN.

9671 04/15 0101 03CHECK 749.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

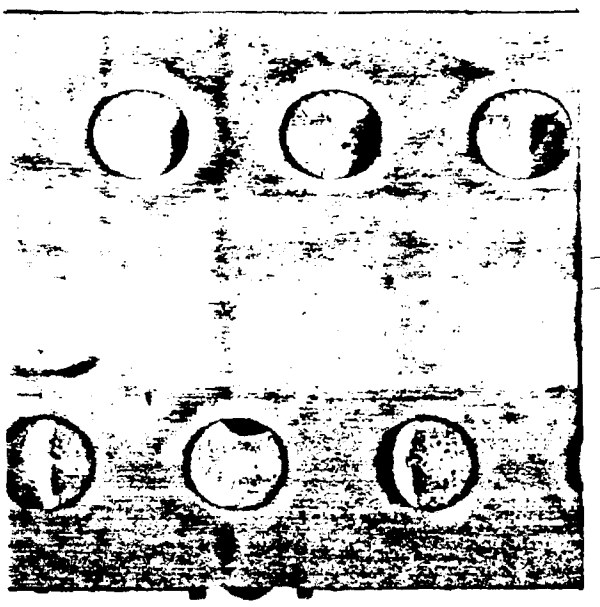
RECEIVED OF _____

FOR _____

BOOK 10417 PG 550

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00

04/15/97 01 14:17 0001 9671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02945 94
IDENTIF. ↑ REFERENCE

97 APR 15 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1139485