WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

X Robert D. Todd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 97

Mary P. Whitworth
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 24, 1999 (AFFIX SEAL)

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10487 PG 762

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Todd (NAME)	Pacific Southwest Bank (NAME)	61-5-A-86 CO
707 Maple Place (ADDRESS)	4144 North Central Expwy, #160 (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	

FOR AND 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, Gerondia Sanders Dixon (formerly known as Gerondia L. Sanders) and husband, Anthony Charles Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Todd, a single person

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:

BEING Unit No. 119 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase IV, of record in Book 7900, page 392, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 8679, page 984, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Gerondia L. Sanders, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 8752, page 839, Register's Office, Davidson County, Tennessee.

Anthony Charles Dixon herein joins to convey any and all right and interest he may have; especially his marital rights.

Gerondia Sanders Dixon executed this instrument on behalf of Anthony Charles Dixon pursuant to a Power of Attorney which is being placed of record currently herewith.

1484 06/10 0101 03CHECK 289.83

This is improved (X) unimproved ( ) property, known as 707 Maple Place, Nashville, Tennessee 37216
(House Number) (Street) (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.

Witness my hand this 30th day of May 19 97

Gerondia Sanders Dixon
Gerondia Sanders Dixon

Anthony Charles Dixon
by: Gerondia Sanders Dixon, Atty-in-fact
Gerondia Sanders Dixon
Attorney-in-fact

BOOK 10487 PG 763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 official seal at Goodlettsville Tennessee, this 30th day of May 19 97

Commission expires _____

Mary P. Whitworth
Notary Public

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerondia Sanders Dixon with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Anthony Charles Dixon as his Attorney in Fact as the free act and deed of the within named Anthony Charles Dixon.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of May, 1997.

Mary P. Whitworth
Notary Public

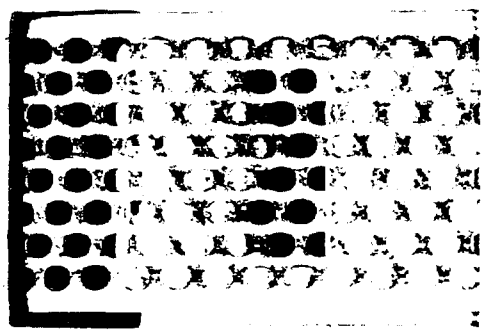
MARY P. WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

97 JUN 10 PM 1:52
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0314520



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10487 PG 764

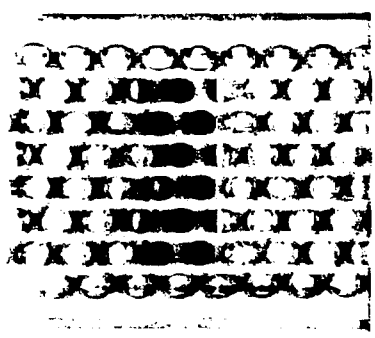
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75900.00
CON TX 280.83
PRFEE 1.00
WDEED 8.00
TOTAL 289.83
CHECK 289.83

06/10/97 01 13:47 0001 1484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 14520
IDENTIF. ↑ REFERENCE

97 JUN 10 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161392