BOOK 10660 PG 637 Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Dixon (NAME)	Mark R. Littrell (NAME)	94-1-439
1612 Eastside Avenue (ADDRESS)	8681 Tan Oak Drive (ADDRESS)	23W-01840
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (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, Mary E. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles 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, TN, BEING Lot No. 281 on the Map of Edgefield Land Company's Subdivision, of record in Plat Book 57, page 130, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 281 fronts 50 feet on the east side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James S. Allen and wife, Eleanor G. Allen, by deed from Elmer S. Jones and wife, Mary E. Jones, of record in Book 6709, Page 389, Register's Office for Davidson County, Tennessee. The said James S. Allen and Eleanor G. Allen having since died and Eleanor G. Allen having predeceased James S. Allen. Property is now vested in Mary E. Jones

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 130; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Grantor is effected by the signature of her Attorney-In-Fact, Madell Rice, pursuant to the Durable Power of Attorney

4552 10/28 0101 03CHECK 138.50

unimproved ( )
This is improved (X) property, known as 1612 Eastside Avenue, Nashville, TN 37206
(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 23rd day of October, 19 97

Mary E. Jones

Mary E. Jones

By: Madell Rice Atty-in-fact

Madell Rice
Attorney-In-Fact

BOOK 10660 PG 638

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Madell Rice with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Mary E. Jones the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mary E. Jones the within named bargainor(s) by the said Madell Rice as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 23rd day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 3/27/99

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Mary E. Jones

TO

Charles Dixon

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

97 OCT 28 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0963367

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

RECEIVED OF _____

FOR _____

BOOK 10660 PG 639

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

10/28/97 01 11:13 0001 4552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363367
97 OCT 28 AM 11:14
DEED REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213795