Box 62

10945:520

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Gardner L. Dixon, II 3727 Stevens Lane Nashville, TN 37218	Same _____	58/Part of 94 Tract 2

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John H. Roe, Jr., as Executor of the Estate of Louise Oakley Hailey, deceased, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto Gardner L. Dixon, II, and wife, Cherae Farmer-Dixon (hereinafter referred to as the "Grantees"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

The Property conveyed hereby shall be subject to permitted title encumbrances set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Exceptions. Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

(Remainder of Page Intentionally Left Blank)

IN TESTIMONY WHEREOF, Grantor, has executed this deed effective as of the 11th day of May, 1998.

ESTATE OF LOUISE OAKLEY HAILEY, DECEASED

By: _____
John H. Roe, Jr., Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Executor of the Estate of Louise Oakley Hailey, Deceased, the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate of Louise Oakley Hailey by himself as Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15 day of May, 1998.

_____
Notary Public

My Commission Expires:
5-25-2000

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $49,000.00 and no other monetary consideration.

Cherae Farmer-Dixon
AFFIANT

Sworn to and subscribed before me this 15 day of May, 1998.

Rita McGuerry
Notary Public

My Commission Expires:

11-25-2000

Exhibit "A"

Tract 2

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 94 of Tax Map 58, said tract being more particularly described as follows:

Beginning at an old iron pin in the westerly margin of Homeland Drive, said pin being the southwesterly corner of Homeland Heights, Section 3 of record in Book 3700, Page 55 and proceeding as follows:

1. With the westerly margin of Homeland Drive south 5° 04' west a distance of 42.7' to an old iron pin; thence,

2. Continuing with the westerly margin of Homeland Drive around a curve to the left in a southerly direction, said curve having a radius of 1457.70' a distance of 57.3' to a new iron pin at the common corner of Tracts 2 & 3; thence,

3. With the common line of Tracts 2 & 3 north 84° 55' 54" west a distance of 61.41' to a new iron pin in the centerline of an ingress, egress easement; thence,

4. Continuing with the common line of Tracts 2 & 3 and the centerline of said easement south 44° 38' 58" west a distance of 262.42' to a new iron pin; thence,

5. Continuing with the common line of Tracts 2 & 3 and the centerline of said easement south 39° 27' 25" west a distance of 348.7' to a new iron pin; thence,

6. Continuing with the common line of Tracts 2 & 3 and the centerline of said easement south 35° 55' 30" west a distance of 308.65' to a new iron pin at the common corner of Tracts 1, 2 & 3; thence,

7. Leaving said easement with the common line of Tracts 1 & 2 north 32° 15' 36" west a distance of 291.28' to a new iron pin; thence,

8. Continuing with the common line of Tracts 1 & 2 the following three calls;

9. North 26° 27' 51" west a distance of 278.0' to a new iron pin; thence,

10. North 30° 40' east a distance of 356.97' to a new iron pin; thence,

11. North 86° 50' east a distance of 450.0' to an old concrete monument at the southwest corner of Homeland Heights, Section 3; thence,

12. With the southerly line of Homeland Heights, Section 3 south 84° 55' 54" east a distance of 305.16' to the point of beginning containing 9.11 acres ± as per survey by Turner Engineering Company, 4205 Hillsboro Rd., 207 Hobbs Building, Nashville, Tennessee 37215, TN Lic. No. 87, entitled Division of The Hailey Property, dated 9-26-97 and being job #982.

Together with certain rights as to ingress and egress contained in the Declaration of Easement of record in Book 10929, page 412, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mrs. W. L. Hailey, being one and the same person as Louise Oakley Hailey, by deed from Homeland, Inc. of record in Book 3946, page 623, Register's Office for Davidson County, Tennessee. Title now vests in John H. Roe, Jr., Executor of the Estate of Louise Oakley Hailey, Deceased pursuant to the Last Will and Testament of Louise Oakley Hailey of record in Book 9866, page 234, R.O.D.C.

0442103
IDENTIF. & REFERENCE

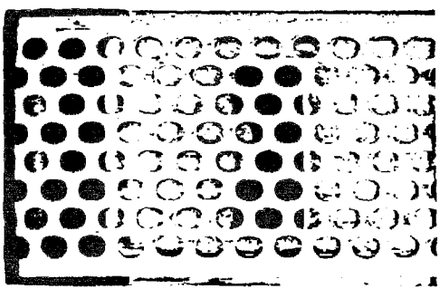
98 MAY 26 PM 4:03

DAVIDSON COUNTY, TN.

Exhibit "B"

Permitted Title Exceptions

1. Taxes for 1998 and subsequent years.
2. All matters shown on a survey prepared by Turner Engineering Co. dated 9-26-97.
3. Greenbelt Applications of record in Book 8843, pages 497 and 498, R.O.D.C.
4. Restrictive Covenants of record in Book 10929, page 406, R.O.D.C.
5. Declaration of Easement of record in Book 10929, page 412, R.O.D.C.



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

RECEIVED OF _____

FOR _____

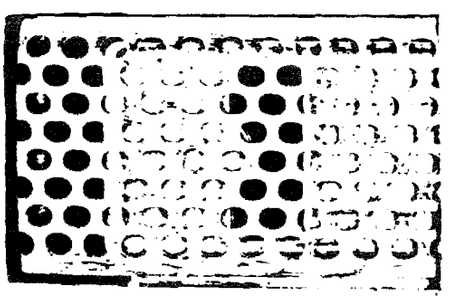
BOOK 10945 524

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DART 49000.00
DOM TX 161.70
PRFEE 1.00
WDMEED 24.00
TOTAL 206.70
CHECK 206.70
[illegible] 16:05 0001 17.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042103
IDENTIF. # REFERENCE

98 MAY 26 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297724