Box 40-B

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

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

CHD
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 10 DAY OF July, 19 98

NOTARY PUBLIC

My Commission expires: 3-23-2001

THIS INSTRUMENT PREPARED BY
Robert F. Doyle, Attorney 613 Woodland Street, Nashville, Tn. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Charles H. Dixon	Charles H. Dixon	Map 133-15
(NAME) 800 Mitchell Street	(NAME) 800 Mitchell Street	Parcels 52 and 53
(ADDRESS) Nashville, Tn. 37206	(ADDRESS) Nashville, Tn. 37206	6DA-60009 6DA-60008
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL
Warranty Deed

BOOK 11017 PAGE 340

For and in Consideration of the sum of $ 2,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

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

CHARLES H. 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:

Land in Davidson County, Tennessee, being Lot 61, and Reserved Parcel B on plan of Paragon Hills Subdivision as recorded in Book 3300, page 100 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Associates Financial Services Company of Tennessee, Inc. by deed from Rose Eva Mackie and Elma Mackie Crabtree, both unmarried, of record in Book 10968, Page 378, Register's Office for Davidson County, Tennessee.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim the same by, through or under Associates Financial Services Company of Tennessee, Inc., but not otherwise. The improvements on the above described property are being sold in "AS IS" condition.

~~unimproved ( )~~
This is improved (X) property, known as 353 Elysian Fields Road, Nashville, Tn. 37211
(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 9 day of July, 19 98.

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

By: S. Hildreth

S. Hildreth Vice-President

04611435
IDENTIF. + REFERENCE

98 JUL 13 AM 10:56

FELIX Z. ELLIS II REGISTER
DAVIDSON COUNTY, TN.

2461 07/13 0101 03CHECK 282.95

INDIVIDUAL ACKNOWLEDGMENTS:

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 TEXAS }
County of Dallas }

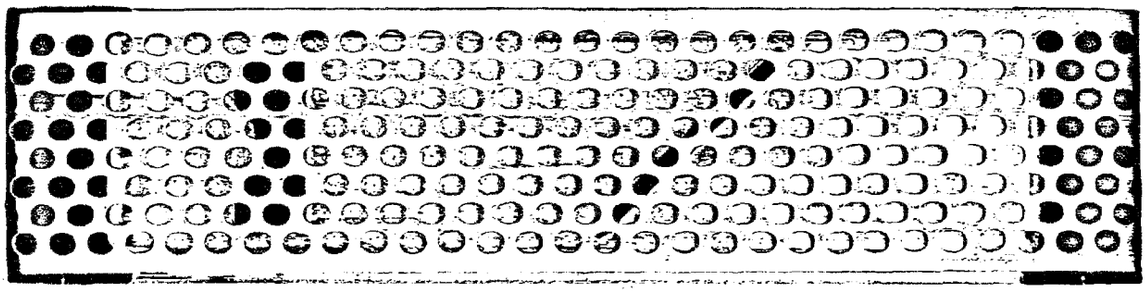
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared S. Hildreth, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Vice-President of Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation (or partnership), and that she, 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 her self as such officer (or partner).

Witness my hand and official seal at office this 9 day of July, 19 98.

My Commission expires:

Laura A. Williams
Notary Public, State of Texas
My Comm. Expires 10/19/99

Notary Public



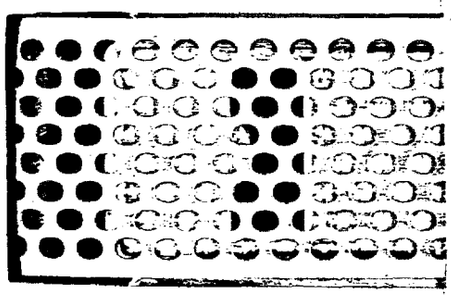
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11017 PAGE 342

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 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 282.95
CHECK 282.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/98 01 10:56 0001 2461

0461435
IDENTIF. ↑ REFERENCE

98 JUL 13 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318171