WARRANTY DEED

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 154,900.00

Patricia Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 98

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Dixon (NAME)	Century Mortgage Corporation (NAME)	149-6.01
608 Franklin Limestone Road (ADDRESS)	1730 Mt. Vernon Road (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dunwoody, GA 30338 (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, Carolyn Kay Howard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND 584-13 CONVEY UNTO Patricia Dixon, married

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 the 2nd Civil District of Davidson County, Tennessee, beginning at a point in the easterly margin of Franklin Limestone Road north of its intersection with Mullins Road, which said beginning point is around a curve having a radius of 406.97 feet and a length of 140.40 feet from said intersection and is represented by a pipe; thence South 48° 16' East 300.6 feet along a fence line to a hub; thence South 73° 08' East 60.7 feet along a fence line to an iron pin; thence South 25° 00' West 100 feet to an iron pin; thence North 75° 00' West 319 feet to an iron pin in the easterly margin of Mullins Road south of its intersection with the Franklin Limestone Road; thence with said margin of said Mullins Road and the easterly margin of the Franklin Limestone Road after the intersection of said two roads, northwardly 238 feet to the point of beginning, containing 1.2 acres, more or less.

Being the same property conveyed to Patricia Dixon, married by deed from Carolyn Kay Howard, unmarried, which deed is being recorded simultaneously herewith.

Being the same property conveyed to Carolyn Kay Howard, unmarried, by deed from Carol A. Dugger now Schelton and husband, Gary W. Schelton, of record in Book 5164, page 160, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 608 Franklin Limestone Road, Nashville, TN 37217
(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 29th day of July 19 98

Carolyn Kay Howard by Sheila Maxfield, Atty-in-fact
Carolyn Kay Howard

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of July, 1998.

Jennifer Dunlap
Notary Public

My Commission Expires: 5/27/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Taxes for the year 1998 which have been prorated and payment thereof is expressly assumed by the herein Grantee.

MAIL ENV.

98 JUL 31 PM 4:11

FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN.

0469461

INDEXING REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 538

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.13
CHECK 584.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/31/98 01 16:12 0001 1051

04694 IDENTIF. ↑ REFERENCE

98 JUL 31 PM 4:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132666