40-A

BOOK 11194 PAGE 900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Dixon	New Owner	41-P/O 96
(NAME)	(NAME)	
800 Mitchell Road		41-P/O 72
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		41-15-P/O 42
(CITY) (STATE) (ZIP)	(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, L. Dale Beck, also known as Larson Dale Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Dixon and wife, Viola E. 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:

SEE ATTACHED EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises, as well as those matters shown on Exhibit "B" attached hereto and incorporated herein by reference.

Mary F. Beck joins in the execution of this instrument to convey her interest in the property, including any homestead rights, as spouse of L. Dale Beck, also known as Larson Dale Beck.

unimproved ( )
This is improved (X) property, known as Tract 4, Brick Church Pike, Nashville, Tennessee 37207
(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 our hand s this 4th day of November 19 98

L. Dale Beck

L. Dale Beck

Mary F. Beck

Mary F. Beck

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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 L. Dale Beck, also known as Larson Dale Beck and wife, Mary F. Beck

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of November 19 98

Commission expires 9/18/99

Notary Public

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

0509854
IDENTIF. & REFERENCE

98 NOV -6 PM 3:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

TRACT IV

Land in the 3rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 9, 1998 and known as Job No. 970248 and being more particularly described as follows:

Beginning at an iron pin set on the easterly margin of Brick Church Pike, said point of beginning being the Southwest corner of the herein described tract, and also being 464.41' northerly as measured along the right away of Brick Church Pike from the Northwest corner Metropolitan Government Power Board property of record Book 3924, Page 95, R.O.D.C., Tn; thence, with the easterly margin of Brick Church Pike (30' from the center line) N 05 degrees 37 minutes 29 seconds E 446.70' to an iron pin; thence, with a turn out curve to the right having a radius of 25.00' along chord of 37.46' said chord having a bearing of N 54 degrees 08 minutes 42 seconds E a distance along the curve of 42.35' to an iron pin set on the southerly margin of BellShire Drive; thence, with the southerly margin of BellShire Drive S 77 degrees 20 minutes 06 seconds E 740.57' to an iron pin; thence, with a curve to the left having a radius of 784.27' along chord of 39.93' set chord having a bearing of S 78 degrees 47 minutes 37 seconds E a distance along the curve of 39.93' to an iron pin; thence, leaving the margin of BellShire Drive S 14 degrees 49 minutes 54 seconds W 192.74' to an iron pin; thence, S 12 degrees 07 minutes 44 seconds E 163.18' to an iron pin; thence, N 86 degrees 32 minutes 59 seconds W 822.30' to the point of the beginning containing 7.47

Being part of the same property conveyed to L. Dale Beck by deed from Emmett L. Sanford, Emmerson E. Sanford and Aileen M. Sanford parrish of record in Book 4545, page 480, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to L. Dale Beck by deed from First American National Bank of Nashville, Trustee, of record in Book 4652, page 263, said Register's Office.

EXHIBIT "B"

All matters shown on the Plan of record in Book 2331, page 128, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6218, page 223, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, page 124, said Register's Office.

Easement for sanitary sewers and/or storm drainage of record in Book 6297, page 57, said Register's Office.

Any portion of the premises lying within the bounds of Bellshire Drive or Brick Church Pike.

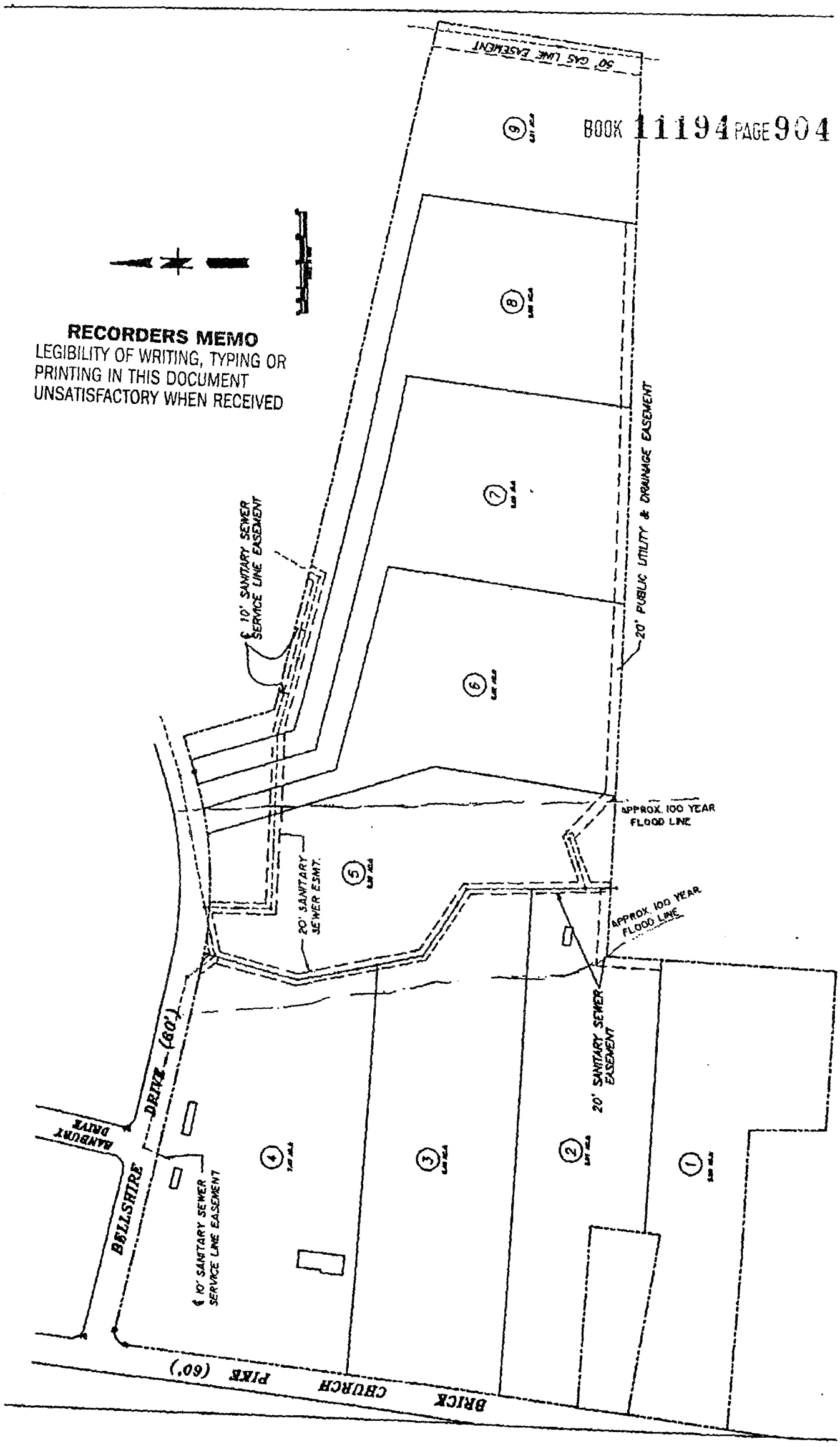
Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

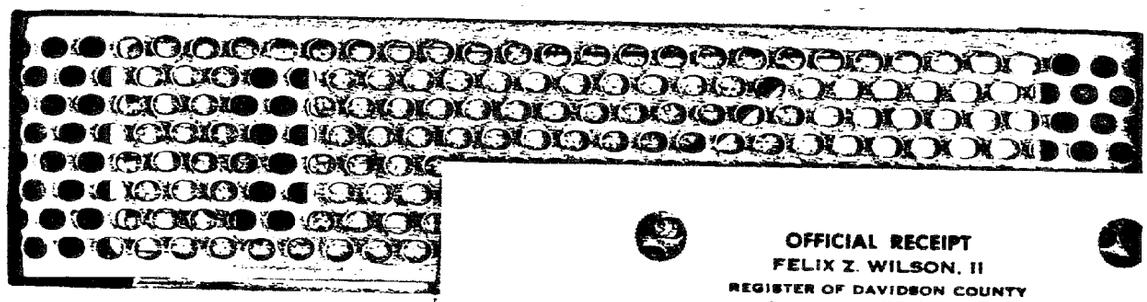
Those matters reflected on an auction plat prepared by Bruce Rainey and Associates dated March 9, 1998, and revised on September 21, 1998 and October 12, 1998, including but not limited to the 100-year flood line which is located on a portion of the property described in Exhibit "A", said auction plat being unrecorded, but a copy attached hereto and incorporated herein by reference.

4136 11/06 0101 03CHECK 973.90

EXHIBIT "B", CONTINUED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

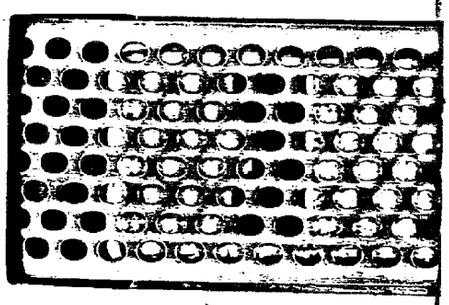
BOOK 11194 PAGE 905

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	257000.00
			CON TX	950.90
			PRFEE	1.00
			WDEED	20.00
			CFEE	2.00
			TOTAL	973.90
			CHECK	973.90
11/06/98	01		15:44 0001	4136



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV -6 PM 3:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0509854
IDENTIF. # REFERENCE

No. 1369265