THIS INSTRUMENT PREPARED BY:
**ROBINSON & GWIN, ATTORNEYS**
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6163 PAGE 863

**ADDRESS NEW OWNER:**
BEN DIXON et ux
225 Lebanon Road
Mt. Juliet, TN 37122

**SEND TAX BILLS:**
**SAME**

**MAP-PARCEL:**
See Chart at end of Deed

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ROBERT E. EARHEART and wife, V. LUCRETIA EARHEART**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BEN DIXON and wife, MARGARET 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, Tennessee, being Lots No. 192, 193 & 194 on the Plan of Valley Grove, Section 8, as of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description.
>
> Being a part of the same property conveyed to Robert E. Earheart by deed from J. Gary Allen and wife, Teryl Lynn Allen, as of record in Book 5479, page 458, Register's Office for Davidson County, Tennessee. The said V. Lucretia Earheart joins in this conveyance to transfer any rights she may have in the subject property.

This is unimproved property known as Lots 192, 193 & 194, Brooke Valley Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to restrictions and easements of record in Book 6139, page 443, and in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee.

Taxes for the year 1983 have been settled between the parties and will be paid by the Grantors herein. Taxes for 1984 and thereafter shall be paid by Grantees, their heirs and assigns.

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

10/26/07.12- CHECK

7958

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 hands this 25th day of October, 1983.

ROBERT E. EARHEART

V. LUCRETIA EARHEART

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Earheart and wife, V. Lucretia Earheart, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 25th day of October, 1983.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $38,700.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of October, 1983.

NOTARY PUBLIC

My Commission Expires: 10/12/86

Lot No. 192 is Map 87-13, Parcel 097.00
Lot No. 193 is Map 87-9, Parcel 045.00
Lot No. 194 is Map 87-9, Parcel 044.00

RUSH

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OCT 26 | 53 PM '83

IDENTIF. REFERENCE

H 8 2 4 6 5

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

38700.00- CAMT.
100.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.12-
7958A10/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 2 4 6 5

T IDENTIF. REFERENCE

Oct 26 | 53 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 988932