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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Gardner L. Dixon, II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 87

Notary Public

MY COMMISSION EXPIRES: 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: (Mortgagee) | MAP-PARCEL NUMBERS |
|---|---|---|
| Gardner L. Dixon, II (NAME) | Home Savings of America, F.A. (NAME) | MAP .97-13 |
| 125 Needles Court (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 7075 (STREET ADDRESS) | PAR. 4 |
| Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP) | Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP) | 03D 85728 |

FOR AND IN 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, Mark S. Phy and wife, Mary A. Phy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gardner L. Dixon, II and wife, Rhonda McKinley Dixon, as tenants by the entirety

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:

BEING Lot No. 112 on the Plan of Larchwood Subdivision, Section Two, of record in Plat Book 5200, Pages 57, 58, and 59, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Mark S. Phy and wife, Mary A. Phy by deed from Robert E. Alexander, unmarried, of record in Book 6241, Page 852, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as 125 Needles Court, Nashville, TN. 37214.

This conveyance is subject to restrictions of record in Book 5479, Page 443; revised in Book 5681, Page 532; amended in Book 5688, Pag 696; and revised in Book 6011, Page 130, said Register's Office.

This conveyance is subject to minimum building setback line; utility anchor easement and public utility and drainage easement of record in Book 5200, Pages 57, 58, and 59, said Register's Office.

7:1:8.5.

IDENTIFICATION REFERENCE

NOV 2 3 31 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( X ) property known as 125 Needles Court, Nashville, TN. 37214
(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 30th day of October, 19 87

Mark S. Phy

Mary A. Phy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark S. Phy and wife, Mary A. Phy

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October 19 87.

Commission expires 5-13-90

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and being authorized so to do, executed 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

WARRANTY DEED

FROM
Mark S. Phy
Mary A. Phy

TO
Gardner L. Dixon, II
Rhonda McKinley Dixon

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

## 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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.1.8.5.

IDENTIFICATION REFERENCE

NOV 2 3 31 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 32044