~~Box 60~~

Mail

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

BOOK 7907 PAGE 135

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Ms. Janice K. Dixon<br>69 Nickleby Down<br>Brentwood, TN 37027 | Bailey Mortgage Company<br>200 South Lamar<br>Jackson, MS 39201 | 172-010A-45 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $143,000.00.

Janice K Dixon
Affiant

Subscribed and sworn to before me this 28th day of July, 1989.

Mary L. Hickerell
Notary Public

My Commission Expires: 10-2-89

MAIL ENV.

AUG 4 9 05 AM '89

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**********

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOMES BY HERITAGE, INC., a Tennessee corporation, has bargained and sold, and by these presents does hereby transfer and convey unto JANICE K. DIXON, A Single Person, her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

> Lot No. 45 on the Plat of Copperfield of record in Plat Book 6900, pages 555 through 559, Register's Office, Davidson County, Tennessee; said Plat reference is made for a more complete and accurate description.
>
> Being part of the property conveyed to Homes by Heritage, Inc., a Tennessee corporation, by Warranty Deed from Jack L. Langford and wife, Ima F. Langford, of record in Book 6737, page 209, and Warranty Deed from Thomas E. Smith and wife, Louise Corbin Smith, of record in Book 6737, page 212, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1989 real property taxes.

2566 08/04 0101 03CHECK 478.90

2. Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, said Register's Office, as amended and superseded by Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, said Register's Office, as further amended in Book 7208, page 889, Register's Office, Davidson County, Tennessee.

3. All things and matters on the Plat of record for Copperfield in Book 6900, pages 555-559, Register's Office, Davidson County, Tennessee.

4. Transmission line easement contained in an instrument of record in Book 2437, page 8, said Register's Office.

5. Transmission line easement contained in an instrument of record in Book 2438, page 376, said Register's Office.

6. Easements to Metropolitan Government of Nashville-Davidson County of record in Book 7593, pages 488 and 511, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to JANICE K. DIXON, her heirs, successors and assigns forever.

AND HOMES BY HERITAGE, INC. does covenant with the said JANICE K. DIXON that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND HOMES BY HERITAGE, INC. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to JANICE K. DIXON, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said HOMES BY HERITAGE, INC. has caused these presents to be signed by a duly authorized officer this 28th day of July, 1989.

HOMES BY HERITAGE, INC.

By: Angela Marshall
ANGELA MARSHALL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

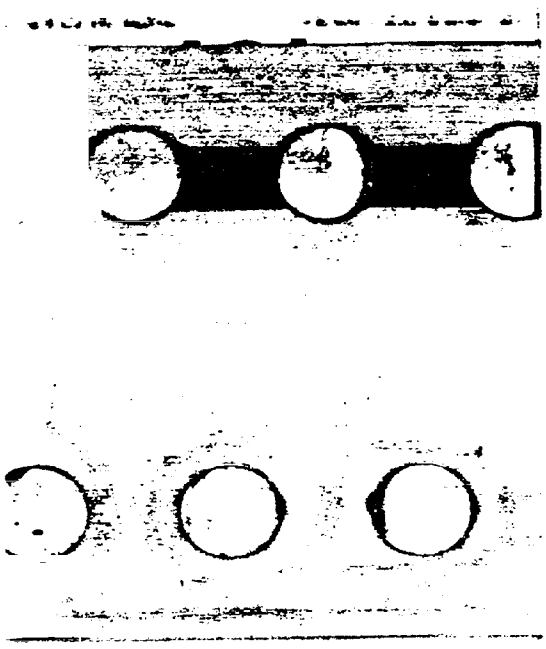
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Angela Marshall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Officer of Homes by Heritage, Inc., the within named bargainor, a corporation, and that she as such Officer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as said Officer.

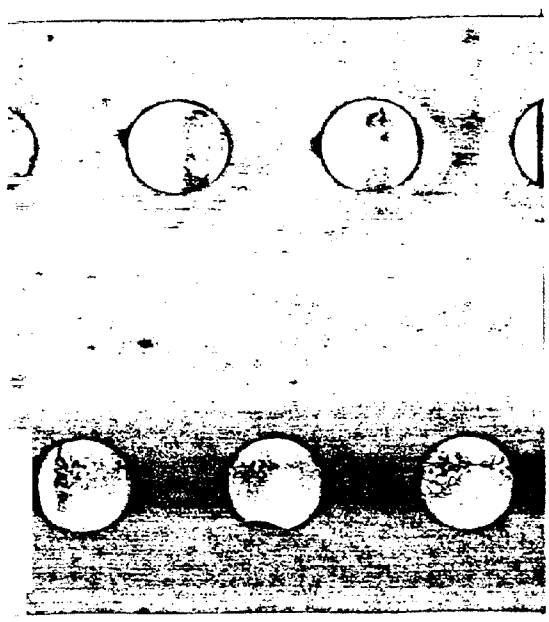
WITNESS my hand and seal this 28th day of July, 1989.

Mary L. Hickerson
Notary Public

MARY L. HICKERSON NOTARY PUBLIC AT LARGE

My Commission Expires: 10-2-89





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7907 PAGE 137

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

CAMT
143000.00
CON TX 471.90
PRFEE 1.00
WDEED 6.00
TOTAL 478.90
CHECK 478.90
08/04/89 01 09:05 0001 2566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5 I 6 0

IDENTIFICATION

AUG 4 9 05 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 235899