This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 8031 PAGE 558

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Andrew S. Dixon | American National Financial | 088-00-0-015.00 |
| (NAME) 7436 Lakeview Drive | (NAME) 100 Ashford Center North, S-250 | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209 | (STREET ADDRESS) Atlanta, GA 30338 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100----------
----------($10.00)---------- *Dollars.*

Cash in hand paid by Andrew S. Dixon and wife, Angela M. Dixon and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Mark L. Tant and wife, Brenda S. Tant

*have this day bargained and sold, and do hereby transfer and convey unto the said* Andrew S. Dixon and wife, Angela M. Dixon

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, in the 8th Civil District, described according to surveys made by George W. Watkins, Surveyor, July 27, 1961 and by John Kohl Surveyor, January 28, 1977, as follows:

Beginning at a point on the northerly margin of Lakeview Drive, N 53 degrees 30 minutes E 305 feet from the southeast corner of the property conveyed to Bates R. Davidson and wife, by deed from Fred Webb Jackson and wife, as of record in Book 3251, page 398; thence with the northerly margin of said Drive, N 53 degrees 30 minutes E 250 feet; thence N 41 degrees W 460 feet; thence S 54 degrees 30 minutes W 260 feet; thence S 40 degrees E 468 feet to the beginning containing 2.7 acres, more or less.

Being the same property conveyed to Mark L. Tant and wife, Brenda S. Tant by deed from Richard A. Vaughn and wife, Faye L. Vaughn of record in Book 5916, page 730, Register's Office for Davidson County, Tennessee.

*STATE OF TENNESSEE*
*COUNTY OF WILLIAMSON*
*The actual consideration or value whichever is greater for this transfer is $* 90,000.00

*Subscribed and sworn to before me this the* 23rd *day of* January *19* 90

*My Commission expires:* 5/19/91
*(Affix Seal)*

*Affiant* Andrew S. Dixon

*Notary Public* Judy A. Lehman

*This is improved (XX) unimproved ( ) property, known as* 7436 Lakeview Drive Nashville, TN 37209
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 23rd *day of* January *, 19* 90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mark L. Tant
Mark L Tant

Brenda S. Tant
Brenda S. Tant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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*Personally appeared before me* Judy A. Lehman, *a Notary Public in and for said County and State* Mark L. Tant and wife, Brenda S. Tant

*the within named 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* Brentwood, *Tennessee, this* 23rd *day of* January, *19* 90

Judy A. Lehman *Notary Public*

*Commission expires* 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

*Commission expires* _____

# WARRANTY DEED

Mark L. Tant and wife, Brenda S. Tant — FROM

Andrew S. Dixon and wife, Angela M. Dixon — TO

5750 01/25/90 0101 03CHECK 304.00

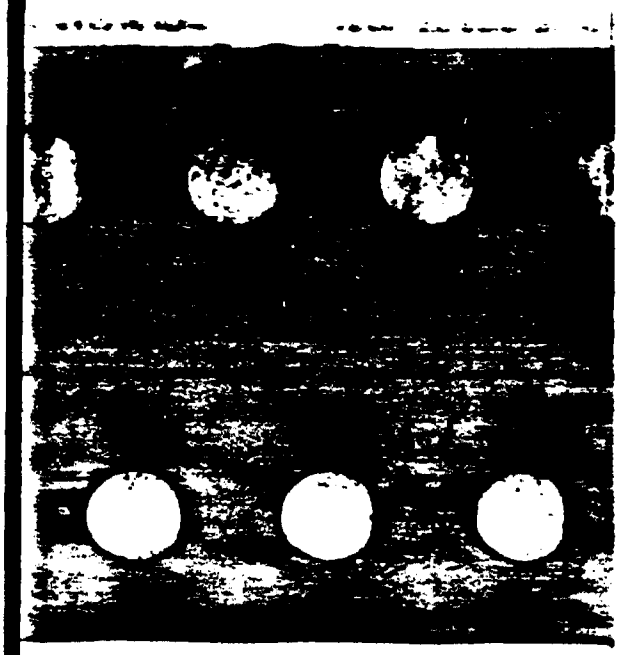
**Compliments of**
**LEHMAN LAND TITLE, INC.**
**155 Franklin Road, Suite 151**
**Brentwood, Tennessee 37027**
**Phone (615) 371-8999**

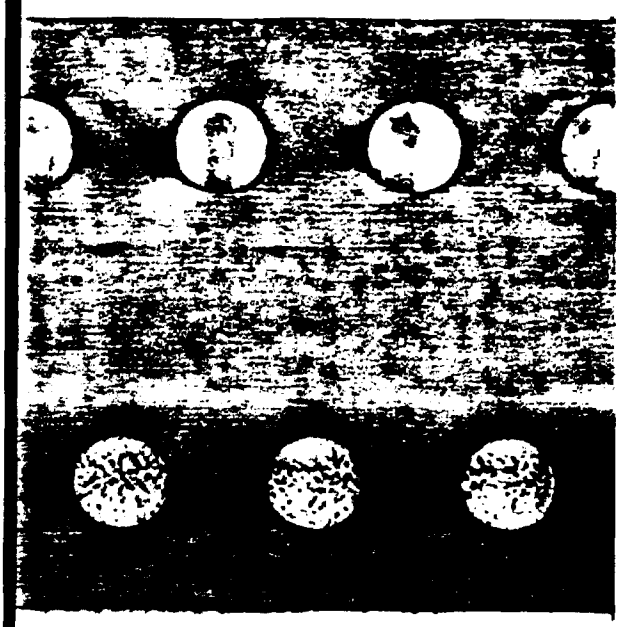
IDENTIF. REFERENCE

JAN 25 8 22 AM '90

DAVIDSON COUNTY, TN.

98599





**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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 90000.00 |
| CON TX | 297.00 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 304.00 |
| CHECK | 304.00 |

01/25/90 01 08:20 0001 5750

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

98599

IDENTIF. REFERENCE

JAN 25 8 22 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 287826