WARRANTY DEED

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FROM: Jerry P. Dixon and wife, Fran M. Dixon, Grantors

TO: Thomas L. Janisse and wife, Deborah F. Janisse, Grantees

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Thomas L. Janisse<br>Deborah F. Janisse<br>605 Village Trace Ct.<br>Nashville, TN 37211 | SAME | Map & Parcel No.<br>161-10B-29CO |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fourteen Thousand Three Hundred Thirty-Two and No/100 Dollars ($114,332.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of August, 1991.

Notary Public

My Commission Expires: 2/27/93

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FOR AND IN CONSIDERATION OF the sum of One Hundred Fourteen Thousand Three Hundred Thirty-Two and No/100 Dollars ($114,332.00), the receipt and sufficiency of which are hereby acknowledged, Jerry P. Dixon and wife, Fran M. Dixon, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Thomas L. Janisse and wife, Deborah F. Janisse, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 220 on the Plan of Villages of Brentwood, Phase Five, as of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jerry P. Dixon and wife, Fran M. Dixon, by deed from

Fox Ridge Homes, Inc., of record in Book 8056, page 366, said Register's Office.

The above description is the same as that used in the prior deed.

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Upon delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 8056, page 369, said Register's Office, payable to Fidelity Federal Savings & Loan Association of Tennessee.

This is improved property, known as 605 Village Trace Court, Nashville, Tennessee 37211.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which have been prorated and will be paid by Grantees.

2. Restrictive covenants contained in the instruments of record in Book 6143, page 11, as amended by instruments of record in Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, and in Book 7834, page 676, said Register's Office,.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6900, page 896, said Register's Office.

4. The above deed of trust assumed by Grantees.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 12th day of August, 1991.



JERRY P. DIXON
Attorney in fact

FRAN M. DIXON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this day of 12th day of August, 1991, before me personally appeared, FRAN M. DIXON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of JERRY P. DIXON and who acknowledged that she executed the same as the free act and deed of said JERRY P. DIXON.

Witness my hand, at Office, this 12th day of August, 1991.

Notary Public

My Commission Expires: 3/27/93

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me Cathy H. Pruett, a Notary Public of said County and State, FRAN M. DIXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of August, 1991.

Notary Public

My Commission Expires: 3/27/93

4896E/08-12-91

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CC 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 |
|---|---|---|---|---|

CHRT 114332.00
CON TX 422.91
PRFEE 1.00
MISC 9.00
TOTAL 432.91
CHECK 432.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0048 001 3049

387.98

IDENTIFICATION

AUG 13 10 44 AM '91

No. 449802