# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: March 24 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew A. Leavitt (NAME) | CENTERBANK MORTGAGE COMPANY (NAME) | MAP 161-10-A |
| 4921 Yorkshire Road (ADDRESS) | 5080 Spectrum Drive, Suite 807W (ADDRESS) | PARCEL 228 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Dallas, TX 75248 (CITY) (STATE) (ZIP) | |

FOR AND 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, Harold B. Dixon and wife, Melissa V. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Leavitt and Michele M. Leavitt, husband and wife

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. 333, Villages of Brentwood, Phase Three, as Amended in Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete legal description.

Being the same property conveyed to Melissa R. Vance by Quitclaim Deed from Joseph R. Vance of record in Book 7049, Page 684, Register's Office for said County.

The said Melissa R. Vance and Melissa V. Dixon being one and the same person, the same having since married Harold B. Dixon.

This Conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11, as amended in Book 6398, Page 495, and in Book 6852, Page 497, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 4921 Yorkshire Road, Nashville, Tennessee 37211
(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 22nd day of January 19 96

Harold B. Dixon

Harold B. Dixon

Melissa V. Dixon

Melissa V. Dixon

BOOK 9926 PG 273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold B. Dixon and wife, Melissa V. Dixon

the 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 Nashville, Tennessee, this 22nd day of January, 19 96

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

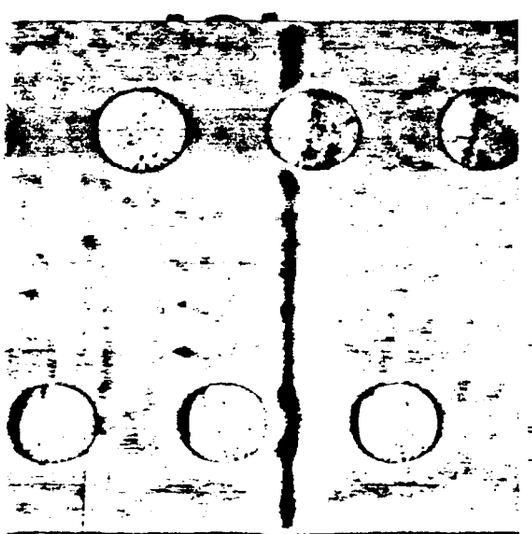
My commission expires _____

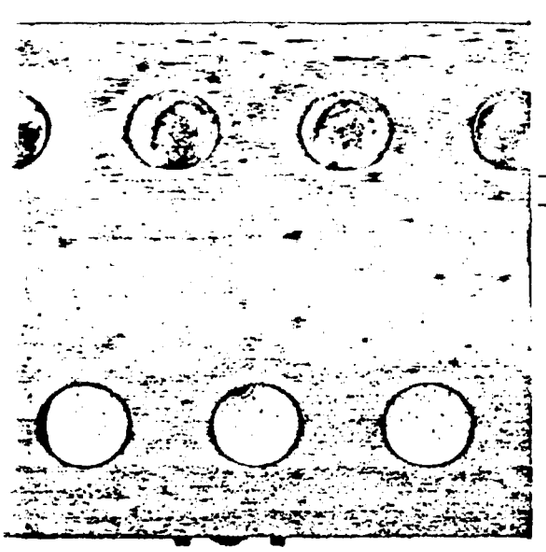
Notary Public

0143637
IDENTIF. + REFERENCE

96 JAN 24 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0772 01/24 0101 03CHECK 432.65





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

RECEIVED OF _____

FOR _____

BOOK 9926 PG 274

| | | |
|---|---|---|
| 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 | |
| | | | | 114500.00 |
| | | | CON TX | 423.65 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 432.65 |
| | | | CHECK | 432.65 |
| 01/24/96 | | 01 | 13:27 0001 | 0772 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143637
IDENTIF. ← REFERENCE

96 JAN 24 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999043