BOOK 10082 PG 83

1702 06/10 0101 03CHECK 286.50

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Charles N. Dixon, et ux
8145 Bonnafair Drive
Hermitage, TN 37076

MORTGAGEE:
Colonial Mortgage Company
One Commerce Street, 5th Floor
Montgomery, Alabama 36104

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 74-4
Group 94
Parcel 04D 66829

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Phyllis B. Thompson n/k/a Phyllis B. Webb,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles N. Dixon and wife, Vickie L. Dixon,** 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:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Revised Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phyllis B. Thompson by deed from Ronald W. Bozarth and wife, Beverly L. Bozarth, as of record in Deed Book 9449, page 646, Register's Office for Davidson County, Tennessee.
>
> Phyllis B. Thompson and Phyllis B. Webb are one and the same person.
>
> Johnnie E. Webb, spouse of Phyllis B. Webb, joins in this conveyance.

This is improved property known as 8145 Bonnafair Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Trust Deed Book 4820, page 611, as amended in Trust Deed Book 4960, page 506, and Book 4969, page 667 and easements, covenants and conditions as shown on the Plan of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the 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 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 hands this 29th day of May, 1996.

Johnnie E. Webb
JOHNNIE E. WEBB

Phyllis B. Webb
PHYLLIS B. WEBB

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnnie E. Webb and wife Phyllis B. Webb**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of May, 1996.

Lisa Robinson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Charles N Dixon
AFFIANT

Subscribed and sworn to before me this 29th day of May, 1996.

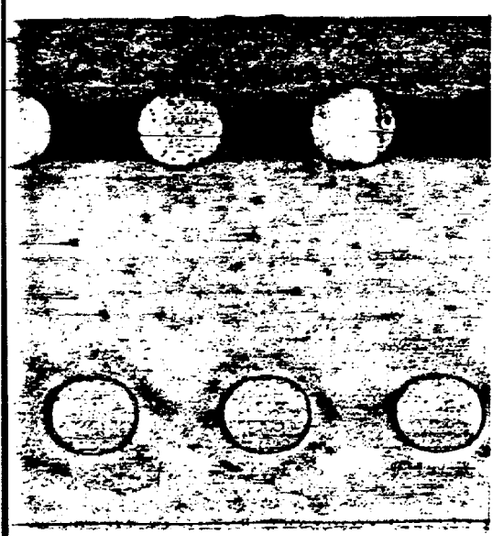
Lisa Robinson
NOTARY PUBLIC

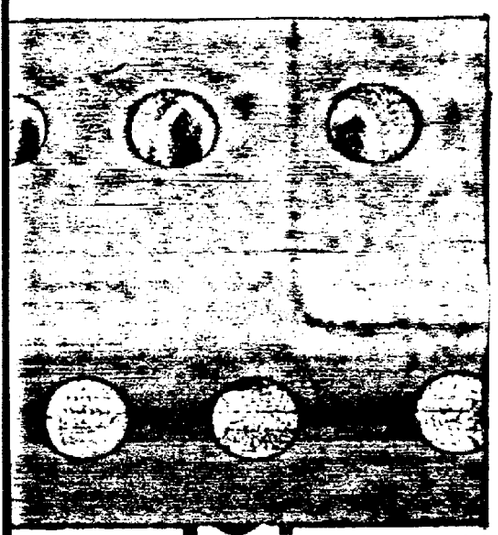
NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/20/99

96 JUN 10 PM 4:15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0191284
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10082 PG 85

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
			06/10/96 01	16:18 0001 1902

0191284 IDENTIF. # REFERENCE

96 JUN 10 PM 4:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1049743