① Return Box TO

# WARRANTY DEED

BOOK 10170 PG 532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $155,000.00

Debra A Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SERVICE TITLE & ESCROW COMPANY, INC.,
5034 THOROUGHBRED LANE, SUITE A, BRENTWOOD, TENNESSEE 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Gary A. Dixon | FT Mortgage Companies | Map 21 |
| 5100 Rawlings Road | 8001 Stemmons Freeway | Parcel 309 |
| Joelton, TN 37080 | Dallas, TX 75247 | |

FOR AND IN 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, BECKY I. ~~WOODWARD~~ WOODARD a single person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY A. DIXON and wife, DEBRA A. 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:

Being Lot No. 1 on the plan of Section One, George Riddle Subdivision of record in Book 5210, page 373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Woodward and wife, Becky I. Woodward, by deed from Billy D. Garrett, Jr. and Karen Cantrell and Christy L. Garrett of record in Book 8132, page 74, as re-recorded in Book 8150, page 597, Register's Office for Davidson County, Tennessee. The said James R. ~~Woodward~~ Woodard having since died leaving sole ownership to Becky I. ~~Woodward~~ Woodard by right of survivorship.

**This conveyance is subject to the following:**

1996 Metropolitan-Davidson County taxes, which are a lien but not yet due and payable.

All matters of record in Book 5210, page 373, Register's Office for Davidson County, Tennessee.

An easement for ingress and egress of record in Book 5210, page 373, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED ( X ) UNIMPROVED ( ) PROPERTY KNOWN AS:

5100 Rawlings Road, Joelton, Tennessee 37080
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 my hand(s) this the 25th day of July, 19 96.

Becky I. Woodard

Becky I. ~~Woodward~~ Woodard

BOOK 10170 PG 533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Becky I. Woodard, 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 she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 25th day of July, 19 96.

NOTARY PUBLIC

My Commission Expires: 5-28-99

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

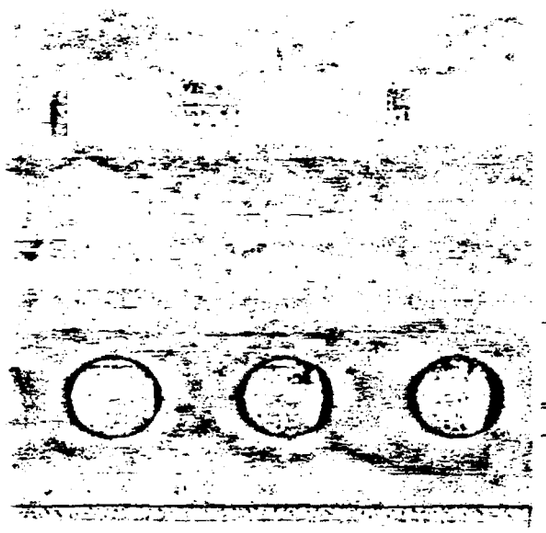
NOTARY PUBLIC

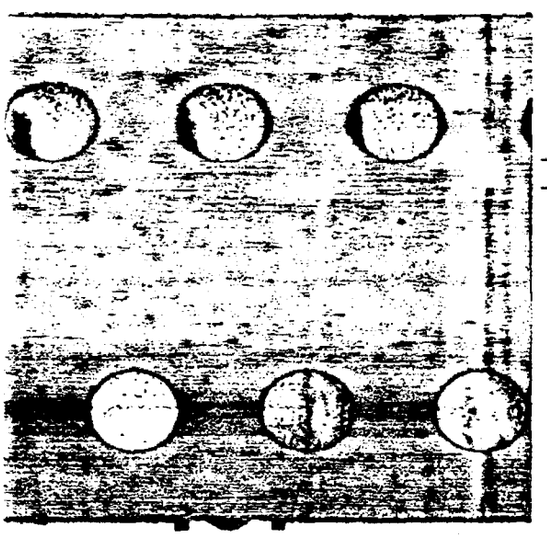
My Commission Expires:_____

1874 08/28 0101 03CHECK 582.50

02 19068
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 1:51
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 534

| | | |
|---|---|---|
| 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 | |
| | | | | 155000.00 |
| | | | CON TX | 573.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 582.50 |
| | | | CHECK | 582.50 |
| 09/28/96 | 01 | | 13:56 0001 | 1874 |

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

0219068
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1024405