PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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BOOK 11263 PAGE 454

W & I Ref: (sk) Title No: 40478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Terry Dixon Jeanie L. Dixon 5824 W. Little Richland Rd. Waverly, TN 37185	SAME

TAX MAP-PARCEL NUMBERS: 142-03-014/142-03-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 59,800.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa Miriam Silver, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Terry Dixon and spouse, Jeanie L. Dixon,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 369 on the Plan of Walnut Hill Manor, Section I of record in Plat Book 4460, page 108, Register's Office for said County.

SAID Lot No. 369 fronts 56.74 feet on the northerly margin of Wagon Court and extends back 161.2 feet on the westerly line and 186.0 feet on the easterly line to a broken line in the rear, measuring 263.3 feet thereon.

BEING part of the same property conveyed to Lisa Miriam Silver, a single person, by deed from Rupert Oysler and spouse, Linn Oysler of record in Book 9182, page 640, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 353 on the Plan of Walnut Hill Manor, Section I of record in Plat Book 4460, page 108, Register's Office for said County.

SAID Lot No. 353 fronts 113.2 feet on the southerly margin of Stirrup Court and extends back 175.4 feet on the westerly line and 180.0 feet on the easterly line to a dead line in the rear, measuring 113.3 feet thereon.

BEING the same property conveyed to Lisa Miriam Silver by deed from John L. Unger of record in Book 9628, page 400, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, for Lot 369 with Owner's Certificate, of record in Plat Book 4460, Page 108, said Register's Office, shows a 40 foot minimum building setback line from Wagon Court and a 10 foot easement for public utility purposes along the rear line of said lot, a 5 foot drainage easement along the westerly portion of said lot, a 2.5 X 25 foot utility anchor easement located on the southwesterly front corner of said lot and a manhole on the northwesterly portion of said lot; The Plan for Lot 353 with Owner's Certificate of record in Plat Book 4460, page 108, said Register's Office, shows a 40 foot minimum building setback line from Stirrup Court and an easement for public utility and drainage purposes along the rear and easterly line and the southeast rear corner with a sewer line running within a portion of the easement on the rear line; The Declaration of Covenants, Conditions and Restrictions of record in Book 4643, page 946, Book 5440, page 138, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Grantor further reserves, creates and defines the following easement rights in regard to a driveway which extends from Wagon Court northwardly across the westerly portion of Lot 369, across the southeasterly corner of Lot 353 and onto Lot 352 (which is owned and being retained by Grantor), the exact location of said driveway being as depicted by Property Line Survey of John Alan Hood, Tennessee Registered Land Surveyor No. 1838, dated November 20, 1998, a copy of said Survey being attached hereto as **Exhibit "A"** to this deed and incorporated herein by reference:

1. The rights and obligations created hereby shall run with the three properties, accruing to and binding the present owners of said properties, their heirs, successors and assigns.

2. Lot 352 shall have the non-exclusive right to use of the driveway across Lots 353 and 369, together with the right to exclusive use of the portion of the driveway which is on Lot 352 and the exclusive use of the portion of the Lot 352 driveway turnaround which encroaches onto Lot 353, together with reasonable access onto Lot 353 for repair and maintenance of said turnaround area. Lot 352 shall be responsible for all costs of maintenance and repair of the dirveway on Lot 352 and the turnaround area.

3. Lot 353 shall have the non-exclusive right to use of the driveway on Lot 353 and across Lot 369 and shall be solely responsible for maintenance and repair of the portion on Lot 353.

4. Lot 369 shall have the non-exclusive right to use of the driveway portion which crosses Lot 369 and connects to Wagon Court.

5. The maintenance and repair of the portion of the driveway which crosses Lot 369 shall be the joint responsibility of the three lots, the owners of which shall each bear one-third of the cost. The driveway shall be kept in good repair and the width, surface material and general appearance shall be maintained as the same for its full length across all three properties. All owners shall cooperate reasonably in the decisions in regard to maintenance of these standards. No owner shall make unreasonable use of the dirveway or unreasonably impair or impede the use or access by others. All owners are required and expected to negotiate and act in good faith to achieve the goals and respect the rights established hereby.

6. In the event that any lot owner shall fail or refuse to honor the rights and obligations created hereby, such owner shall be responsible in damages or for such other relief as may be sought by another owner in law or in equity, together with all costs of such enforcement, including reasonable attorney's fees as determined by the court.

This is unimproved property, known as: 516 Wagon Court & 709 Stirrup Court., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 1998.

Lisa Miriam Silver

Lisa Miriam Silver

State of Tennessee
County of Davidson

On this 16th day of December, 1998, before me the undersigned authority, personally appeared **Lisa Miriam Silver**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 59,800.00

William Terry Dixon
Affiant

Sworn and subscribed before me on the 21st day of December, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

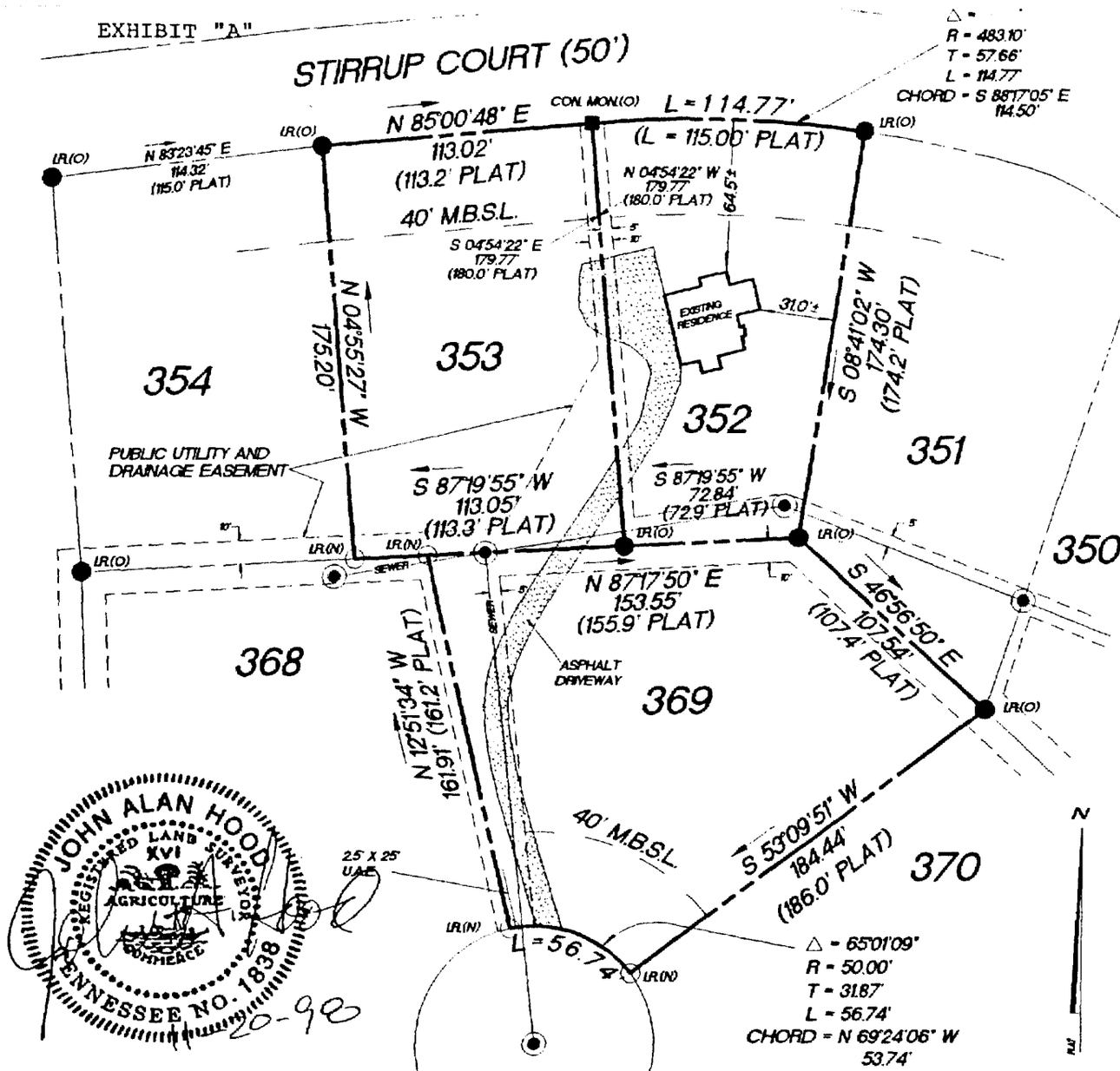
0528357
IDENTIF. ← REFERENCE

98 DEC 22 AM 10:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3853 12/22 0101 03CHECK 240.26

Wldoc: Deed Wty—12/92

EXHIBIT "A"



JOHN ALAN HOOD REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 1838

20-98

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING GREATER THAN 1/10,000 AS SHOWN HEREON

JOHN ALAN HOOD, TN R.L.S. NO. 1838

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NOTES :

1. THE AREA OF LOT 369 IS 27,152.61 SQUARE FEET OR 0.62 ACRES
   THE AREA OF LOT 352 IS 16,707.36 SQUARE FEET OR 0.38 ACRES
   THE AREA OF LOT 353 IS 20,054.12 SQUARE FEET OR 0.46 ACRES
2. BEARINGS BASED ON RECORDED SUBDIVISION PLAT WALNUT HILL MANOR SEC. 1 AS RECORDED IN BOOK 4460, PAGE 108 REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE
3. TITLE SEARCH WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE CERTIFICATION, AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON EXISTING FIELD AND DOCUMENTARY EVIDENCE. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
5. ALL DISTANCES WERE MEASURED WITH ELECTRONIC MEASURING EQUIPMENT AND ARE CORRECTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.
6. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP/ PANEL NO. 470040 0259 C DATED 6-2-83
7. THIS PROPERTY IS LOCATED IN CENSUS TRACT NO. 184.01
8. LOTS ARE CURRENTLY MAPPED ON TAX MAP 162-3 PARCEL 31-LOT 369 PARCEL 14 - LOT 352 PARCEL 15 - LOT 353 IN THE DAVIDSON COUNTY TAX ASSESSOR'S OFFICE
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND / OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL (615) 366 - 1987 OR (800) 351 - 1111

PROPERTY LINE SURVEY

LOT 352, 353, AND LOT 369
WALNUT HILL MANOR, SEC. 1
BOOK 4460, PG. 108
REGISTER'S OFFICE, DAVIDSON
COUNTY, TENNESSEE. LAND IN THE
23RD COUNCILMANIC DISTRICT LOCATED
ON THE SOUTH MARGIN OF STIRRUP COURT
EAST OF STIRRUP DRIVE
KNOWN AS 520 WAGON COURT
NASHVILLE, TENN., 37221

60' 0 60' 120'
GRAPHIC SCALE (IN FEET) 1" = 60'

LEGEND
I.R.(O) - IRON ROD NEW
I.R.(O) - IRON ROD OLD
CON MON (O) = CONCRETE MONUMENT OLD

PREPARED FOR LISA SILVER
DATE 11-20-98

PREPARED BY:
Campbell, McRae and Assoc. Surveying, Inc.
2424 21ST AVE. SO. SUITE 201
NASHVILLE, TENNESSEE 37212
PHONE (615) 298-2424 FAX(615)297-2828

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "A"

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	59800.00
CON TX	221.26
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	240.26
CHECK	240.26

12/22/98 01 10:33 0001 3853

0528357
IDENTIF. # REFERENCE

98 DEC 22 AM 10:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405385