BOOK 11604 PAGE 535

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Annette Hanna Campbell

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

23rd DAY OF July , 1999

Notary Public

MY COMMISSION EXPIRES 9-28-02

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Annetta Hanna Campbell, a married woman
(NAME)

800 Mitchell Road
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37206
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Sunshine Mortgage Corporation
(NAME)

P.O. Box 9274
(STREET ADDRESS)

Marietta, GA 30065
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
083-120-118.00

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, Charles Henderson Dixon and Viola E. Dixon, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annetta Hanna Campbell, a married woman, 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. 197, on the plan of Eastland Acres, Section 4, as shown on plat of record in Plat Book 2331, Page 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles Henderson Dixon and Viola E. Dixon, husband and wife , by Deed of Record in Book 6864, Page 59, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The signature of Viola E. Dixon is signed by his/her duly appointed Attorney-in-fact Charles Henderson Dixon, pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 800 Mitchell Road, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 23rd day of July, 1999.

Charles Henderson Dixon

Viola E. Dixon, By: Charles Henderson Dixon, Attorney-in-fact

16.50 07/01/99 0101 03CHECK 538.25

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 Charles Henderson Dixon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23rd day of July, 1999.

Commission expires 9-28-02

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Charles Henderson Dixon and Viola E. Dixon, husband and wife and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____ , being authorized so to do, executed 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 on this the 23rd day of July, 1999.

Commission expires _____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Henderson Dixon, attorney-in-fact for Viola E. Dixon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that He is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of July, 1999.

My Commission Expires: 9-28-02

TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

06201 33

IDENTIF. ↑ REFERENCE

99 AUG -4 AM 9:

REGISTER TN.

**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

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06201 33

IDENTIF. # REFERENCE

99 AUG -4 AM 9:04

REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | 142500.00 |
| CON TX | 527.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 538.25 |
| CHECK | 538.25 |

08/04/99 01 09:10 0001 1635

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

**No.** 1499846