WARRANTY DEED

BOOK 11619 PAGE 46

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,401.28

Charlie Taylor Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 99

Notary Public

MY COMMISSION EXPIRES 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Goodlettsville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charlie Taylor, Jr.	Aurora Loan Services, Inc.	MAP 150 7A
(NAME)	(NAME)	
908 Traceton Court	P. O. Box 1706	PARCEL 47 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Scottsbluff, NE 69363-1706	
(CITY) (STATE) (ZIP)	(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, Darell E. Dixson and wife, Alesia S. Dixson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie Taylor, Jr., married and Christine Taylor, unmarried

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. 201, on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Darell E. Dixson and wife, Alesia S. Dixson by deed from Ivan Scanlon-Carling and wife, Barbara Scanlon-Carling, of record in Book 8646, Page 929, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472; and Book 7235, Page 411, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a Deed of Trust executed by I. R. Scanlon-Carling and wife, B. Scanlon-Carling, to Vaden Lackey, Jr., Trustee, for Fidelity Federal Savings & Loan Association of Tennessee, dated November 12, 1987, and filed for record in Book 7404, Page 71, Register's Office for said County, with an unpaid principal amount of approximately $73,401.28, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 908 Traceton Court, Antioch, TN 37013
(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 9th day of August, 19 99

Darell E. Dixson

Alesia S. Dixson

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 David E. Dixson and wife, Alesia S. Dixson

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 9th day of August, 19 99.

Commission expires 3/24/01

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

IDENTIF. → REFERENCE

99 AUG 13 PM 2:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5570 08/13 0101 03CHECK 430.50

IDENTIF. → REFERENCE

9906241205

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11619 PAGE 48

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

0624205

99 AUG 13 PM 2:37

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	113401.28
CON TX	419.58
PRFEE	1.00
WHEED	8.00
CFEE	2.00
TOTAL	430.58
CHECK	430.58

08/13/99 01 14:36 0001 5970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506229