Instr:200001180005982 Page: 1 OF 2
REC'D FOR REC 01/18/2000 6:03:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2997.00

**PREPARED BY:**
**D.W. McMACKIN**
**ATTORNEY AT LAW**
**5200 Maryland Way, Suite 105**
**BRENTWOOD, TN 37027**

**Map & Parcel No.: 92-16-404**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **6th** day of **January, 2000** between **Curt Hahn, Trustee** , GRANTOR, and **Carol Walcoff Dixon and husband, James H. Dixon** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 57 on the Plan titled Emily M Hays and others vs. Henry M. Hays and others and entered in Plan Book 1, page 69, Clerk and Masters Office for Davidson County, Tennessee.**

**Said Lot No. 57 fronts 50 feet on the easterly margin of 17th Avenue South, formerly Adison Avenue, and now known as Music Square West and extends back between parallel lines with the northerly margin of Hawkins Street, formerly Clay Street, 151 feet more or less to an alley.**

**Being the same property conveyed to Curt Hahn, Trustee, by deed from Larry D. Woods, Trustee, of record in Book 61438, page 391, said Register's Office.**

**The legal description contained hereinabove is identical to the legal description contained in the previous deed of record.**

**This conveyance is subject to the property taxes for the year 2000, which have been prorated, Grantees to pay, and all matters as shown on the plan of record in Book 1, page 69, Clerk and Master's Office for Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

C. Hahn, Trustee

**Curt Hahn, Trustee**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, **Curt Hahn, Trustee** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **January, 2000.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

**Carol Walcoff Dixon and James H. Dixon**

Property Address:

**24 Music Square West**
**Nashville, TN 37203**

Person Responsible for Taxes:

**Same**

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$810,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **January, 2000.**

Notary Public

My Commission Expires: _____

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002