Instr:20000127000905S Page: 1 OF 2
REC'D FOR REC 01/27/2000 2:39:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $199.43

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **26th** day of **January, 2000** between **Richard D. Westfield and wife, Mary Lynn Westfield, ,** GRANTOR, and **C. Haskell Dixon and wife, Suzanne Dixon ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 69 on the Plan of Shelby Village No. Three, of record in Plat Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard D. Westfield and wife, Mary Lynn Westfield by Warranty Deed from Lundy Marshall Skinner and wife, Patricia M. Skinner of record in Book 5421, page 565, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2083, page 6, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2015, page 639, and Book 2086, page 335, Register's Office for Davidson County, Tennessee.

Improved property known as 1602 Electric Avenue, Nashville, Tennessee 37203.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **26th** day of **January, 2000.**

Richard D. Westfield

Mary Lynn Westfield

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Westfield and Mary Lynn Westfield, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 26th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $53900

Affiant

Subscribed and sworn before me this 26th day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
C. Haskell Dixon
1602 Electric Avenue
Nashville, Tennessee 37203

Send Tax Bills to:
Volunteer Trust Mortgage Corporation
2323 21st Avenue South, Suite 302
Nashville, Tennessee 37212

Map & Parcel Number:

Map 94-01 Parcel 456