This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC (bsl)
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| East Nashville Housing, LLC<br>c/o Banc of America, CDC<br>One Bank of America Plaza<br>Nashville, TN 37239 | Owner | 82-11-29 |

Instr:200002140014548 Page: 1 OF 2
REC'D FOR REC 02/14/2000 10:00:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $37.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $10,000.00.

Affiant

Subscribed and sworn to before
me this 10th day of February, 2000.

Notary Public

My Commission Expires:

July 15, 2001

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gary Dixon and wife, Terri L. Dixon,** ("Grantors") by these presents do hereby transfer, sell and convey to East Nashville Housing, LLC, a Tennessee limited liability company, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 and part of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, said property being more specifically described as follows:

Parcel A:
Land in Davidson County, Tennessee being the easterly 39 feet of Lot No. 57 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 39 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

Parcel B:
Land in Davidson County, Tennessee, being the westerly 11 feet of Lot No. 57 and the easterly 2 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee. Said part of said lots adjoin and front together 13 feet on the southerly side of Treutland Avenue and extend back between parallel lines 165 feet to an alley.

Parcel C:
Land in Davidson County, Tennessee being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee. Said part of Lot No. 58 fronts 13 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Gary Dixon, married, by deed from Eldon R. Spraker, III, unmarried, by deed of record in Book 10132, page 147, Register's Office for Davidson County, Tennessee.

(This is unimproved property known as 222 Treutland Street, Nashville, TN)

This conveyance is subject to: (a) Property Taxes for 2000 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, not yet due and payable; (b) All matters of zoning and regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities filed in instruments of public record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantors hereby transfer to Grantee all of Grantors' right, title and interest (if any) in and to the rights and appurtenances pertaining solely to the Property, including any right, title and interest of Grantors in and to all oil, gas and other mineral rights and in and to the centerline of adjacent roads, streets, alleys or rights-of-way to the extent that the same relate to the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever, subject to any exceptions set forth herein, and the Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said Grantee and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective as of the 10th day of February, 2000.

GRANTORS:

Gary Dixon
GARY DIXON

Terri L. Dixon
TERRI L. DIXON

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Gary Dixon and wife, Terri L. Dixon**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this 10th day of February, 2000.

My Commission Expires:

July 15, 2001

Barbara S. Lamb
Notary Public

