Instr:200003130025780 Page: 1 OF 2
REC'D FOR REC 03/13/2000 3:47:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $399.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of March, 2000.

Notary Public

My Commission Expires: 12/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Hogan and Toi Campbell
4806 Hopedale Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-040-020.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard E.W. Dixon, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert Hogan and wife, Toi Campbell** hereinafter referred to as 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. 43 on the Plan of Beverly Heights, Section 2, as of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. W. Dixon, an unmarried person by Warranty Deed from William J. Cooper and wife, Carrie Annette Cooper of record in Book 9078, Page 523, Register's Office for Davidson County, Tennessee. Richard E. W. Dixon having since married.

Susan Dixon as spouse of Richard E. W. Dixon hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2440, Page 199, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4806 Hopedale Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of March, 2000.

Richard E.W. Dixon

Susan Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E.W. Dixon and wife, Susan Dixon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2000.

Notary Public

My Commission Expires 10/22/04