Instr:20000501004298l Page: 1 OF 2
REC'D FOR REC 05/01/2000 1:49:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $880.23

BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $237,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2000.

Notary Public

My Commission Expires: 5/26/2003

Address New Owner As Follows:
Robert L. Dixon and wife,
Kathleen E. Dixon
325 Swnford Court
Brentwood, TN 37027

Send Tax Bills To:
Southeastern Mortgage
115 29th Avenue South
Nashville, TN 37212

Map-Parcel Number:

172-13A-62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PULTE HOMES TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT L. DIXON AND WIFE, KATHLEEN E. DIXON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Williams Grove, Section Two, of record in Book 9700, page 902, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership by deed from Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased, and the Williams Family, L.P., a Tennessee limited partnership, of record in Book 11325, page 624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 902, Register's Office for said County.

3. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10741, page 678, and as amended in Book 11167, page 755; Book 11643, page 316; and by Supplemental Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 199912060300190, Register's Office for said County.

This is improved property known as 325 Swynford Court, Brentwood, TN 37027

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 it covenants with the said Grantees that it is 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 further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of April, 2000.

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

By: Marian Dunkerley
Marian Dunkerley, Closing Coordinator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIAN DUNKERLEY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Closing Coordinator,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of April, 2000.

Notary Public

My Commission Expires: 5/28/2003