Address New Owner(s) as Follows	Send Tax Bills To	Map-Parcel Numbers
Gregg Poole	Same	091-08-0 076.00
1026 43rd Avenue, North Nashville, TN		

Instr:200006010054413 Page: 1 OF 3
REC'D FOR REC 06/01/2000 10:17:39AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $96.20

WARRANTY DEED

For and in consideration of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I,

H.E. DIXON

PICK-UP

have bargained and sold, and by these presents do transfer and convey unto the said **Gregg Poole** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan of record on Book 57, Page 100, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to H.E. Dixon by Substitute Trustee's Deed of record in Book 8431, page 502, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Unimproved ( )
This is improved (X) property, known as 1026 43RD Avenue, North
(House Number) (Street)

Nashville, Tennessee
(City or Town) (Zip Code)

To have an 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 we do covenant with the 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 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.

Whenever 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 our hands this _____ day of May, 20 00.

H.E. Dixon

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named H.E. Dixon the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of May, 20 00.

My commission expires 1-26-2002 Notary Public Peggy Campbell

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 20 00.

Commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,000.00

This is equal to or greater than the property would bring at a fall and voluntary sale.

_____

Sworn to and subscribed before me

this _____ day of May, 20 00.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 20 00.

Deputy Register

This instrument was prepared by:

QuickSearch, Inc.

P.O. Box 877

Goodlettsville, TN 37072-0877

EXHIBIT "A"

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