After Recording Return To:
Greater Nashville Title Co.
223 Madison Street, STE 103
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,400.00

Kimberly A. Baez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June 2000

Notary Public

MY COMMISSION EXPIRES: 3/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daltina Lovell (NAME)	same as new owner (NAME)	MAP 33-16
1013 Prim Drive (ADDRESS)	(ADDRESS)	PARCEL 31
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D31296

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tara D. Hixson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daltina Lovell and husband, Keith Lovell

HEREINAFTER CALLED THE 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. 76 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

Said Lot No. 76 fronts 95.0 feet on the northwesterly margin of Prim Drive and extends back 227.6 feet on the northeasterly line and 225.1 feet on the southwesterly line, to a dead line in the rear, measuring 95.0 feet thereon.

Being the same property conveyed to Richard D. Hixson and wife, Tara D. Hixson, by deed from Jessie P. Sanker, unmarried, of record in Book 7536, page 296, Register's Office for Davidson County, Tennessee. The said Richard D. Hixson and Tera D. Hixson having since been divorced by Final Decree of Divorce on the 18th day of May, 1992, in the Fourth Circuit Court for Davidson County, Tennessee, Docket NO. 92D-157. Pursuant to the Final Decree of Divorce, the said Richard D. Hixson conveyed all his right, title and interest in subject property to Tara D. Hixson, by Quitclaim Deed of record in Book 8703, page 58, Register's Office for Davidson County, Tennessee.

Instr:200007060067077 Page: 1 OF 2
REC'D FOR REC 07/06/2000 11:42:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $382.58

unimproved ( )
This is improved (X) property, known as 1013 Prim Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 30th day of June 2000

Tara D. Hixson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara D. Hixson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of June 2000

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public