2606

WARRANTY DEED

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,200.00

Theresa L. Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2000

Carla C. Martin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell L. Dixon (NAME)	SAME (NAME)	26-6-18
102 Butleigh Court (ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 370 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jennie Sue Young UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darrell L. Dixon and Theresa L. Mangrum BOTH UNMARRIED

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:

Davidson County DEEDWARR
Recvd: 10/09/00 09:53 2pgs
Fees:11.00 Taxes:307.84
20001009-0100031

Property located at 102 Butleigh Ct., Goodlettsville, TN 37072, Davidson County, Tennessee AND:

Being Lot No. 18 on the Plan of Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, of record in Book 6250, page 374, register's Office, Davidson County, Tennessee, Said Lot No. 18, being a corner lot, fronts 109.05 feet on the northerly margin of Windsor Trace and fronts 15.94 feet on the westerly margin of Butleigh Court, said frontages being joined by a curve measuring 56.85 feet; the northerly line of said lot extends 100 feet and intersects the northerly line which measures 30.92 feet thereon.

Being the same property conveyed to Jennie Sue O'Saile by deed from Tracie Diane Bearden, dated 3-22-94, filed for record on 3-31-94 in Book 4295, page 878, Register's Office for Davidson County. Jennie Sue O'Saile and Jennie Sue Young being one and the same person.

unimproved ( )
This is improved (X) property, known as 102 Butleigh Court, Goodlettsville, Tennessee 37072
(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 3rd day of October, 2000

Jennie Sue Young

Jennie Sue Young

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 Jennie Sue Young

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 3rd day of October, 2000.

Commission expires 6/7/04

Carla C. Martin
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 _____.

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 6/7/04

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

My commission expires _____

_____
Notary Public