RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of November, 2000, by and between PORTER H. HUNTER, A MARRIED MAN, and ETHEL LEE HUNTER, HIS WIFE, hereinafter called Grantors, and JOE W. DIXON, UNMARRIED, hereinafter called Grantee.

PH.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, we, PORTER H. HUNTER, A MARRIED MAN, and ETHEL LEE HUNTER, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOE W. DIXON, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1408 McGAVOCK PIKE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

ETHEL LEE HUNTER, wife of PORTER H. HUNTER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 11/16/00 14:11 3pgs
Fees:15.00 Taxes:254.72



20001116-0113732

BY: Porter H Hunter Jr.
PORTER H. HUNTER, Signature of Seller

Ethel Lee Hunter
ETHEL LEE HUNTER, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PORTER H. HUNTER and HIS WIFE, ETHEL LEE HUNTER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOE W. DIXON, UNMARRIED

1408 McGAVOCK PIKE
NASHVILLE, TN 37216

Property Address:

1408 McGAVOCK PIKE
NASHVILLE, TN 37216

Person Responsible for Taxes:
American's Wholesale Lender
155 North LAKE Ave
PASADENA, CA 91109

Map & Parcel #: MAP 72-5, PARCEL 289

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$68,843.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the southerly side of Williams Ferry Road (now called McGavock Pike) and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to PORTER H. HUNTER, A MARRIED MAN, and ETHEL LEE HUNTER, HIS WIFE, by Quitclaim Deed from PORTER H. HUNTER, JR., ET UX, and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 72-5, PARCEL 289).

2. All matters as set forth on the Plan of WATERS PLACE, of record in Plat Book 332, page 136-137, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.