RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

00H-1045

~~I hereby certify this is a true and exact copy of the original.~~

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 12/29/00 08:59 2pgs
Fees:11.00 Taxes:293.78

20001229-0127260

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **December, 2000** between **LESLIE E. BROWN** , GRANTOR, and **KINA D. DIXON, unmarried** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Apache Hills, Section 6, as of record in Deed Book 8562, Page 562, said Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed unto Leslie E. Brown, herein by Quitclaim Deed from Martha Brown, recorded on August 13, 1993, in Book 9046, Page 452, of the Register's Office for Davidson County, Tennessee. See also Deed of record in Book 8562, Page 562 said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 5200, Page 173; Restrictive Covenants contained in Instrument of record in Book 5449, Page 535; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Leslie E Brown

LESLIE E. BROWN
Signature of Seller

Sherry A Brown

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this **22nd** day of **December, 2000.**

NOTARY PUBLIC AT LARGE
My Commission Expires November 24, 2001

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

KINA D. DIXON
4100 EASTVIEW DRIVE
NASHVILLE, TENNESSEE 37211

Property Address:

4100 EASTVIEW DRIVE
NASHVILLE, TENNESSEE 37211

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE CORPORATION
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TENNESSEE 37067

Parcel #: 148-15-0/195.00

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 **$79,400.00** 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 **22nd** day of **December, 2000.**

NOTARY PUBLIC AT LARGE
My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

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