40 A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/01 15:42 3pgs
Fees:15.00 Taxes:277.50

20010316-0025612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Dixon (NAME)	New Owner (NAME)	MAP 41-16
1152 Tuckahoe Drive (ADDRESS)	(ADDRESS)	PARCEL 12
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires July 26, 2003

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, Ernest Ferrell Smithson and Martine C. Doughty, being the Heirs-at-Law as outlined in the derivation clause below,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Dixon

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 1152 Tuckahoe Drive, Nashville, TN 37207
(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 our hand & this 9th day of March, 2001

Ernest Ferrell Smithson

Martine C. Doughty, Individually

Ernest Ferrell Smithson, Administrator**

Martine C. Doughty, Executrix of the Estate of Mark Collier

**DBN of the Estate of Mary Boyd Smithson

STATE OF GEORGIA)
COUNTY OF Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martine C. Doughty, Individually and in her capacity as Executrix of the Estate of Mark Collier, 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 this 8th day of March.

Susan B. Dieckmann, Notary Public
Fayette County, State of Georgia
My Commission Expires May 1, 2004

Susan B. Dieckmann
Notary Public

My Commission Expires: 5/1/2004

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 Ernest Ferrell Smithson, bargainor, 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 this 16th day of March, 2001.

NOTARY PUBLIC LARGE DAVIDSON COUNTY

My Commission Expires July 26, 2003

Notary Public

My Commission Expires: 7/26/03

**individually and in his capacity as Administrator DBN of the Estate of Mary Boyd Smithson

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of Bellshire Estates, Section V, as of record in Plat Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot 119 begins at a point in the westerly margin of Tuckahoe Drive, the common front corner of Lots Nos. 119 and 120; thence southerly along said Drive, 101.5 feet to a point, the beginning of a curve; thence 38.5 feet around said curve, having a radius of 25 feet, to a point in the northerly margin of Bellshire Drive; thence westerly along said Drive 122 feet to a point; thence North 10 deg. 34 min. East 160 feet to a point, the common rear corner of Lots Nos. 119 and 120; thence easterly 158.9 feet to the point of beginning.

Being the same property conveyed to Ernest Ferrell Smithson, Jr., and wife, Mary Boyd Smithson by deed from Mortgage Construction Company, Inc., a Tennessee Corporation, of record in Book 2548, page 269, said Register's Office. The said Ernest Ferrell Smithson, Jr. has since died. The said Mary Boyd Smithson remarried Mark Collier and subsequently died intestate, leaving her son, Ernest Ferrell Smithson and her husband, Mark Collier, as her sole heirs at law, her estate having been administered under Probate No. P1095, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Mark Collier subsequently died intestate on December 19, 2000, his estate having been submitted for administration under Probate No. 01P-146, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and leaving his daughter, Martine C. Doughty, as his sole heir at law.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

This is not now, nor has it ever been, the primary residence of the Grantors herein.

Martine C. Doughty joins in the execution of this instrument in her capacity as Executrix of the Estate of Mark Collier.

Ernest Ferrell Smithson joins in the execution of this instrument in his capacity as Administrator DBN of the Estate of Mary Boyd Smithson.