Davidson County DEEDWARR
Recvd: 06/04/01 09:32 3pgs
Fees:15.00 Taxes:888.00

20010604-0057480

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Ret. to
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Jennifer Peters
Affiant

Subscribed and sworn to before me, this 31st day of May, 2001.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
George W. Godfrey and wife,
Rayna Vaught Godfrey
325 Swynford Court
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
172-13-0-A 062.00
GSD 01770

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. DIXON AND WIFE, KATHLEEN E. DIXON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey **unto GEORGE W. GODFREY AND WIFE, RAYNA VAUGHT GODFREY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Williams Grove, Section Two, of record in Book 9700, page 902 through 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert L. Dixon and wife, Kathleen E. Dixon by deed from Pulte Homes Tennessee Limited Partnership, of record as Instrument No. 200005010042981, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10741, page 678, and as amended in Book 11167, page 755; Book 11643, page 316; and by Supplemental Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 199912060300190, Register's Office for said County.

3. Matters shown on the Plan of record in Book 9700, pages 902 through 906, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 325 Swynford Court, Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of May, 2001.

Robert L. Dixon

Robert L. Dixon

By: Nancy Hutcherson, Atty.-in-fact

Nancy Hutcherson, Attorney-in-fact

Kathleen E. Dixon

Kathleen E. Dixon

By: Nancy Hutcherson, Atty.-in-fact

Nancy Hutcherson, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY HUTCHERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of May, 2001.

Notary Public

My Commission Expires: 10/25/2003