Prepared by and after Recording Return To:
Title Enterprises
Citifinancial Mortgage
4025 Nolensville Road
Nashville, TN
37211

Davidson County DEEDWARR
Recvd: 07/06/01 08:20 3pgs
Fees:18.00 Taxes:273.80
20010706-0072080

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles H. Dixon** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Margaret B. Kizer, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utitities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 29th day of June, 2001.

Charles H. Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Charles H. Dixon,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 29th day of June, 2001.

Lissa A. Morton
Notary Public

My Commission Expires: March 27, 2004

LISSA A. MORTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $74,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of June, 2001.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBERS: Map 133.15-52

ADDRESS NEW OWNER:
353 Elysian Fields Road
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

2-010518

ORDER #: 1857467

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 61, AND RESERVED PARCEL B. ON PLAN OF PARAGON HILLS SUBDIVISION AS RECORDED IN BOOK3300, PAGE 100 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO CHARLES H. DIXON FROM ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC., BY DEED DATED 07/09/1998 AND RECORDED 07/13/1998 IN BOOK 11017 PAGE 340, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

MBK