RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENWOOD, TN 37027
01TN00640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR VALUE~~,
WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS
$120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES:_____

Davidson County DEEDWARR
Recvd: 07/06/01 09:41 2pgs
Fees:13.00 Taxes:444.00
20010706-0072153

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER
Charles Dixon	SAME	Map 41-15
1208 Bellshire Drive		Parcel 19
Nashville, TN 37207		

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ADEWALE OGUNFEMI, UNMARRIED, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto CHARLES DIXON, A MARRIED MAN, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 304 on the plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adewale Ogunfemi, unmarried, by quitclaim deed from Belinda F. Gibbons, unmarried, dated September 7, 2000, and recorded in Instrument No. 20000914-0091557, said Register's Office.

This conveyance is made subject to any and all recorded and unrecorded covenants, conditions and restrictions and any plat which may be of record.

Unimproved ( )
This is improved (X) property known as: 1208 Bellshire Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 29th day of June, 2001.

Adewale Ogunfemi

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 ADEWALE OGUNFEMI, the 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 at Brentwood, Tennessee, this 29th day of June, 2001.

Notary Public

My Commission Expires:

STELLA G. JENKINS NOTARY PUBLIC

JAN 25 2003