THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000086 & MCTE00000087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by ROGER DIXON, unmarried, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, RONALD W. LUCARINI, JR., and wife, JACQUELINE SUZETTE LUCARINI, have bargained and sold, and by these presents do transfer and convey unto the said ROGER DIXON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Locustwood, Section 4, of record in Book 2330, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to RONALD W. LUCARINI, JR. and wife, JACQUELINE (SUZETTE) LUCARINI by Deed from Harry H. Elder and wife, Deanna K. Elder, dated August 28, 1995, of record Book 9785, Page 791, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROGER DIXON, his heirs and assigns, forever. And we do covenant with the said ROGER DIXON, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ROGER DIXON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 21 day of December, 2001.

RONALD W. LUCARINI, JR.

JACQUELINE SUZETTE LUCARINI

Davidson County DEEDWARR
Recvd: 12/29/01 10:01 2pgs
Fees:13.00 Taxes:390.35

20011229-0144569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RONALD W. LUCARINI, JR. and wife, JACQUELINE SUZETTE LUCARINI,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of December, 2001.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Roger Dixon
AFFIANT

Sworn to and subscribed to before me this 21st day of December, 2001.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 148-09
PARCEL 120.00

ADDRESS OF NEW OWNERS:
ROGER DIXON
3916 West Valley Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Franklin Mortgage Funding
25 Century Blvd., Ste. 606
Nashville, TN 37214