03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Crystal R. Dixon
Affiant

Subscribed and sworn to before me, this 19th day of December, 2001.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Crystal R. Dixon<br>1402 Cardinal Avenue<br>Nashville TN 37216 | GMAC Mortgage Corporation<br>100 Witmer Road<br>Horsham, PA 19004 | 61-16-0-350.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Avis L. Toby, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Crystal R. Dixon and Harold G. Carey, hereinafter called the Grantees, their successors 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 the northerly 50 feet of Lot No. 10 on the Plan of Country Club Estates, Block B, of record in Book 843, Page 95, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the westerly margin of Cardinal Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Avis L. Toby, unmarried, by deed from J.R. Thomas, II and wife, Deborah Thomas and James R. Thomas, III, of record in Book 9615, Page 767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1402 Cardinal Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of December, 2001.

Avis L. Toby
Avis L. Toby

Davidson County DEEDWARR
Recvd: 12/31/01 09:48 2pgs
Fees:13.00 Taxes:273.80

20011231-0144742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Avis L. Toby, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 19th day of December, 2001.

Notary Public

My Commission expires 03/14/05