Davidson County DEEDWARR
Recvd: 02/26/02 11:54 2pgs
Fees:13.00 Taxes:640.10
20020226-0024263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Vicki P. Shaub
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 22nd day of February, 2002.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

BOX 10-A

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:
Vicki Shaub
4008 Bryce Road
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 172-150-A-196.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. Gregory Dix and Patricia G. Dix** hereinafter referred to as Grantors, hereby transfers and conveys to **Vicki P. Shaub** hereinafter referred to as Grantees, their 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. 144 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. Gregory Dix and wife, Patricia G. Dix, by Warranty Deed from Geofrey A. Satterfield and wife, Christa P. Satterfield, of record at Instrument # 20020226 0024262, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, Book 10469, page 57, Book 9933, Page 151, Book 933, Page 153, Book 10062, Page 821, Book 10256, Page 504, Book 10256, Page 506, book 10258, Page 142, Book 10800, Page 575, and Book 11096, Page 143, Register's Office for Davidson County, Tennessee.

Subject to PUD Boundary Plat of record in Book 7900, Page 668, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4008 Bryce Road, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 **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 22nd day of February, 2002.

C. Gregory Dix

Patricia G. Dix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Gregory Dix and Patricia G. Dix, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2002.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

9-28-2002
My Commission Expires

My Commission Expires SEPT. 28, 2002

04757-BW