Case#224596(1)

| This Instrument Prepared By: | Owner: | Send Tax Bills To: |
|---|---|---|
| R. W. Hardison, Attorney at Law<br>506 N. High Street<br>Post Office Box 1967<br>Columbia, TN 38401 | Steven Willis<br>101 West Hillwood Dr<br>Nashville, Tennessee 37205 | Steven Willis<br>101 West Hillwood Dr<br>Nashville, Tennessee 37205 |

# GENERAL WARRANTY DEED

This indenture is made and entered into this 29th day of March, 2002 between William Terry Dixon and wife Jeanie L. Dixon (hereinafter referred to as "GRANTOR") and Steven Willis (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lot 353 of the Walnut Hill Manor Subdivision, Section 1 as shown by a map of record in Plat Book 4460 at page 108 in the Davidson County, Tennessee Register of Deeds office.

Also conveyed herein are all rights granted and conveyed relative to driveway usage as set forth in instrument of record in Book 11263 at page 454 in the Davidson County, Tennessee Register of Deeds office.

BEING a portion of the same property conveyed to William Terry Dixon and wife Jeanie L. Dixon by instrument of record in Book 11263 at page 454 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 142-3-15.00

The above-described property is a portion of the same property contained in the prior deed as mentioned in the above referenced plat.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, including Driveway Easement of record in Book 11263 at page 454, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 04/02/02 13:19 2pgs
Fees:13.00 Taxes:74.00
20020402-0039845

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

William Terry Dixon

William Terry Dixon

Jeanie L. Dixon

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Regina E. Johnson, a Notary Public in and for the aforesaid state and county, personally appeared William Terry Dixon and wife Jeanie L. Dixon, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 29th day of March, 2002.

Regina E. Johnson

NOTARY PUBLIC
Commission Expires: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $20,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29 DAY OF March, 2002.

*SEAL*

Regina E. Johnson

NOTARY PUBLIC
COMMISSION EXPIRES: 05/30/04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004