PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **May, 2002** between **HENRIE B. DIXON, a widow** , GRANTOR, and **P.T. DEVELOPMENT, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 1 and the westerly 10 feet of Lot No. 2 on the Map of A.W. Wills Bubdivision of part of the Barrow lands, of record in Book 161, Page 107, siad Register's Office for Davidson County, Tennessee.
Said Lot No. 1 and westerly part of Lot No. 2 together front 128.8 feet on the south side of Clifton Pike and run back on the east line 125 feet and on the west line with the easterly line margin of Pilcher Avenue 143 feet to an alley.
Being the same property vested in Henrie B. Dixon, 1/2 undivided interest, as devisee of V.H. Dixon, deceased, whose will is of record in Will Book 96, page 134, Probate Court for Davidson County, Tennessee. Being further conveyed to Henrie B. Dixon by deed from Hubert E. Dixon and wife, Ruth C. Dixon, their 1/2 undivided interest, of record in Book 4785, page 521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes which have been prorated and assumed by the Grantee(s); any and all matters in the Plat of record in Book 161, Page 107; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.
The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Henrie B. Dixon

HENRIE B. DIXON
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/09/02 13:18 2pgs
Fees:13.00 Taxes:44.40

20020509-0057367

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **HENRIE B. DIXON, a widow** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 03-26-05

Name and Address of Property Owner:

P.T. DEVELOPMENT, LLC
414 UNION STREET, 6TH FLOOR
NASHVILLE, TN 37239

Property Address:

2915 CLIFTON AVE.
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 92-5 320

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$12,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 03-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076