**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:

**Land in Davidson County, Tennessee, being Lot No. 9 and the northerly 15 feet of Lot No. 10 of Block 3 on the Plan of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for said County.**

**Said lot and part of lot adjoin and front together 40 feet on the westerly side of 33rd Avenue North and run back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to V.H. Dixon and wife, Henrie B. Dixon by deed from Capitol Realty Company, a Tennessee Corporation, of record in Book 3502, Page 615, Register's Office for Davidson County, Tennessee. The said V.H. Dixon has since deceased.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the grantee(s); any and all matters in Plat of record in Book 421, Pages 4 and 5; 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 14:55 2pgs
Fees:13.00 Taxes:33.30

20020509-0057561

**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:

**809 33RD AVE. N.**
**NASHVILLE, TN 37209**

Person Responsible for Taxes:

**SAME**

**Parcel #:**
092-05-0 257.00

## 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 **$9,000.00** 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