Box 50-P

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John H. Dixon, Jr. et al (NAME)	John H. Dixon, Jr. (NAME)	MAP 104-7-A
2625 Blakemore Avenue (ADDRESS)	5144 Old Harding Road (ADDRESS)	PARCEL 5 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James W. Felch, Jr. and wife, Barbara A. Felch and James W. Felch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Dixon, Jr. as to a 40% undivided interest, Janith Dixon as to a 40% undivided interest, John David Dixon as to a 10% undivided interest and Adam Daniel Dixon**
HEREINAFTER CALLED THE 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 Unit No. 5 on the Plan of Blakemore Square Condominiums, as of record in Book 6864, page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6992, page 125, Register's Office for said County, said plan being appended as Exhibit "A" to the Master Deed for Blakemore Square Condominiums to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Felch and wife Barbara A. Felch and James W. Felch, Jr. by deed from Jon Charles Tilburt and wife Jacquelyn Huirega Tilburt as of record in Book 11506 page 328, Register's Office for Davidson County, Tennessee.

** as to a 10% undivided interest all as tenants in common with a right of survivorship.

Davidson County DEEDWARR
Recvd: 07/03/02 13:46 2pgs
Fees:13.00 Taxes:547.23
20020703-0080344

unimproved ( )
This is improved (X) property, known as 2625 Blakemore Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 26th day of June, 2002

James W. Felch, Jr. by James W. Felch, Sr. atty-in-fact

James W. Felch

Barbara A. Felch by James W. Felch, Sr. atty in fact

Barbara A. Felch

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Felch

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2002.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Felch I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Barbara A. Felch as her Attorney in Fact, as the free act and deed of the within named Barbara A. Felch.

Witness my hand and official seal at Nashville, TN this 26th day of June, 2002.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Felch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on the behalf of James W. Felch, Jr. as his attorney in fact the free act and deed of the within named James W. Felch, Jr.

Witness my hand and offical seal at Nashville, TN this 26th day of June, 2002

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: