Instrument Prepared By:
R01517BB
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
1418 West Main St., Suite B
Lebanon, Tennessee 37087
615-547-0471 * fax 615-547-0473

File #:

Davidson County DEEDWARR
Recvd: 07/09/02 14:32 2pgs
Fees:13.00 Taxes:314.50

20020709-0082531

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of May, 2002, by and between Tracie Page Williams Sullivan and husband Richard D. Sullivan, II, party of the first part, and Chalen M. Dixon, Unmarried, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map, Group, and Parcel Number , to wit: 096-06-0/052.00.

Situated in Davidson County, State of Tennessee, and being further described as:

LOT 37, COLONIAL VILLAGE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 58, IN THE REGISTER'S OFFICE OF Davidson COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Tracie Page Williams, Unmarried by deed dated AUGUST 24, 1999, and recorded AUGUST 26, 1999, in BOOK 11636, PAGE 377 Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Richard D. Sullivan, II

Richard D. Sullivan, II

Tracie Page Williams Sullivan

Tracie Page Williams Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Richard D. Sullivan, II and Tracie Page Williams Sullivan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 31st day of May, 2002.

Notary Public

My Commission Expires:

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cindy Mifsom

Affiant

Subscribed and sworn to before me the 31st day of May, 2002.

Notary Public

My Commission Expires:

9/10/05

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

PROPERTY ADDRESS AND SEND TAX BILL TO:
New Owner
2841 Colonial Circle
Nashville, TN., 37214