THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19440**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $319,000.00. Affiant Subscribed and sworn to before me this 1st day of OCTOBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. John N. Page 856 Glendale Lane Nashville, TN 37204	Irwin Mortgage Company 400 Interstate Parkway Suite 580 Atlanta, GA 30339	MAP 132-06 PAR 20.00 FB OH 07591

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EDWARD BAIRD DIXON AND WIFE, CYNTHIA G. DIXON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN N. PAGE AND WIFE, CAROL D. PAGE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 856 Glendale Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of OCTOBER, 2002.

EDWARD BAIRD DIXON

CYNTHIA G. DIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EDWARD BAIRD DIXON AND WIFE, CYNTHIA G. DIXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of OCTOBER, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 10/09/02 16:38 2pgs
Fees:13.00 Taxes:1180.30

20021009-0123936

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crestwood Acres, as of record in Plat Book 1130, page 60, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward Baird Dixon and wife, Cynthia G. Dixon by deed from Sallie T. Parker, unmarried of record in Book 7784, page 982, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 1318, page 622; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 60, said Register's Office.