WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/02 12:30 3pgs
Fees:18.00 Taxes:554.63

20021106-0136519

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-9053-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Alvin A. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2002

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin A. Cantrell (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 61-2
600 Joyce Lane (ADDRESS)	4456 Corporation Lane, Ste 100 (ADDRESS)	PARCEL 56
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Virginia Beach, VA 234620000 (CITY) (STATE) (ZIP)	12D214855

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, Gary B. Dixner, Jr. and wife, Susan A. Dixner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin A. Cantrell and Yamika D. Cantrell, husband and wife

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 the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being the parcel which is designated "Reserved for Future Development" and lies northeast of and adjacent to Lot No. 334 of the plan of Gra-Mar Acres, Section 11, as of record in Book 2663, Page 113, Register's Office for Davidson County, Tennessee, part of the parcel designated "Reserved" on the plan of Gra-Mar Acres, Section Eight, as of record in Book 2331, Page 110, said Register's Office, and part of Lot No. 4 on map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, said Register's Office, described together according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, January 10, 1963, and revised January 11 and 25, 1963, as follows:

Beginning at a point in the southeasterly margin of Joyce Lane at the common corner of said Lot No. 334 and said parcel designated "Reserved for Future Development"; thence in part with the line between said Lot No. 334 and said parcel designated "Reserved for Future Development", south 42 deg. 05' east, passing the east corner of said Lot No. 334 at 133.3 feet, in all 251.5 feet to a point; thence north 54 deg. 40' east 88 feet to a point; thence north 33 deg. 46' east 246.3 feet to the southeasterly margin of Joyce Lane; thence with the southeasterly margin of Joyce Lane, south 63 deg. 41' west 7.8 feet to a point at the beginning of a curve, said point being the common corner of said parcels designated "Reserved" and "Reserved for Future Development", also being the northwest corner of said Lot No. 4; thence with the southeasterly margin of Joyce Lane along a curve to the left, having a radius of 425 feet southwesterly 117 feet to the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 600 Joyce Lane, Nashville, TN 37216
(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 4th day of November, 2002

Gary B. Dixner, Jr.
By: Joan Barton P.O.A.
Joan Barton, Attorney-in-fact

Susan A. Dixner
By: Susan A. Dixner By Joan Barton, P.O.A.
Joan Barton, Attorney-in-fact

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Gary B. Dixner, Jr. and wife, Susan A. Dixner by deed from James E. Tohill and wife, Winifred S. Tohill of record in Book 11131, Page 268, Register's Office for Davidson County, Tennessee.

Joan Barton executes this instrument as Attorney-in-Fact on behalf of Gary B. Dixner, Jr., pursuant to the Power of Attorney recorded in Instrument No. 20021106-0136517, Register's Office for Davidson County, TN.

Joan Barton executes this instrument as Attorney-in-Fact on behalf of Susan A. Dixner, pursuant to the Power of Attorney recorded in Instrument No. 20021106-0136518, Register's Office for Davidson County, TN.

Gary B. Dixner, Jr. being one and the same person as Gary B. Dixner.

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

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOAN BARTON to me known to be the person who executed the foregoing instrument in behalf of GARY B. DIXNER, JR. & SUSAN A. DIXNER, and acknowledged that she executed the same as the free act and deed of the said GARY B. DIXNER, JR. & SUSAN A. DIXNER.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4th day of November, 2002.

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Bertie J. Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____