Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0301-60689

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Cal Dixon 616 Barrywood Drive Nashville, TN 37220	New Owner	053-014-0 097.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna J. Gillroy, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cal Dixon and wife, Christy Dixon, hereinafter called the Grantees, their successors 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 Lot No. 4 on the Plan of Nawaka Hills, of record in Plat Book 843, Pages 36 and 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna J. Gillroy by deed from Orlando Gonzalez, an unmarried person, of record in Book 9806, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Lot 4, Pawnee Trail, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/04/03 15:06 2pgs
Fees:13.00 Taxes:148.00
20030204-0015353

WITNESS my hand this 29 day of January, 2003.

Donna J. Gillroy

STATE OF R.I.

COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna J. Gillroy, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Warwick, RI this 29 day of January, 2003.

[illegible] WIERZBICKI
[illegible]ublic of Rhode Island
My Commission Expires: [illegible] 01/15/05

Notary Public

My Commission expires: _____