RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Subscribed and sworn before me, this 21st day of February, 2003.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ALMA BOLEYJACK 3575 BRICK CHURCH PIKE NASHVILLE, TN 37207 MAP & PARCEL NO. 041-00-0/096.00	SAME

Davidson County DEEDWARR
Recvd: 02/27/03 10:05 2pgs
Fees:13.00 Taxes:1332.00
20030227-0025998

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHARLES H. DIXON and wife, VIOLA E. DIXON,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ALMA BOLEYJACK, a married woman

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set on the easterly margin of Brick Church Pike, said point of beginning being the Southwest corner of the herein described tract, and also being 484.41' northerly as measured along the right away of Brick Church Pike from the Northwest corner Metropolitan Government Power Board property of record Book 3924, Page 95, R.O.D.C., TN; thence, with the easterly margin of Brick Church Pike (30' from center line) N 05 degrees 37 minutes 29 seconds E 446.70' to an iron pin; thence, with a turn out curve to the right having a radius of 25.00' along chord of 37.48' said chord having a bearing of N 54 degrees 08 minutes 42 seconds E a distance along the curve of 42.35' to an iron pin set on the southerly margin of BellShire Drive; thence, with the southerly margin of BellShire Drive S 77 degrees 20 minutes 06 seconds E 740.57' to an iron pin; thence, with a curve to the left having a radius of 784.27' along chord of 39.93' set chord having a bearing of S 78 degrees 47 minutes 37 seconds E a distance along a curve of 39.93' to an iron pin; thence, leaving the margin of BellShire Drive S 14 degrees 49 minutes 44 seconds W 192.47' to an iron pin; thence, S 12 degrees 07 minutes 44 seconds E 163.18' to an iron pin; thence, N 88 degrees 32 minutes 59 seconds W 822.30' to the point of the beginning containing 7.47 acres more or less.

Being the same property conveyed to Charles H. Dixon and wife, Viola E. Dixon by Warranty Deed from L. Dale Beck also known as Larson Dale Beck, dated November 4, 1998, and filed of record on November 6, 1998, in Book 11194, page 900, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 233, PAGE 128; (C) SEWER EASEMENTS OF RECORD IN BOOK 6218, PAGE 223, AND BOOK 6479, PAGE 124 AND BOOK 6297 AND PAGE 57; (D) ANY PORTION OF THE PREMISES LYING WITHIN THE BOUNDS OF BELLSHIRE DRIVE OR BRICK CHURCH PIKE; (E) THOSE MATTERS REFLECTED ON AN ACUTION PLAT PREPARED BY BRUCE RAINEY AND ASSOCIATES DATED MARCH 9, 1998, AND REVISED ON SEPTEMBER 21, 1998 AND OCTOBER 12, 1998, INCLUDING BUT NOT LIMITED TO THE 100-YEAR FLOOD LINE WHICH IS LOCATED ON A PORTION OF THE PORPERTY DESCRIBED IN EXHIBIT "A", SAID AUCTION PLAT BEING UNRECORDED, BUT BEING INCORPORATED HEREIN BY REFERENCE; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3575 BRICK CHURCH PIKE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS ~~19TH~~ 21ST DAY OF FEBRUARY, 2003.

CHARLES H. DIXON

VIOLA E. DIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2003, before me personally appeared Charles H. Dixon and wife, Viola E. Dixon, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMES TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES

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WARRANTY DEED

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