PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/22/03 11:37 3pgs
Fees:18.00 Taxes:636.22
20030422-0052962

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **April, 2003, by and between WALTER A. SMITH and DONIS T. SMITH, HUSBAND AND WIFE, hereinafter called Grantors, and VIOLA E. DIXON and CHARLES H. DIXON, WIFE AND HUSBAND, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER A. SMITH and DONIS T. SMITH, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto VIOLA E. DIXON and CHARLES H. DIXON, WIFE AND HUSBAND, hereinafter referred to as Grantees, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4400 GRA-MAR DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Walter A. Smith
WALTER A. SMITH
Signature of Seller

Donis T. Smith
DONIS T. SMITH

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER A. SMITH and DONIS T. SMITH, HUSBAND AND WIFE, the within named bargainors, 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 **14th** day of April, 2003.

Notary Public

DENISE C. ALLIS, NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

VIOLA E. DIXON and CHARLES H. DIXON, WIFE AND HUSBAND

1206 BELLSHIRE DRIVE
NASHVILLE, TN 37207

Property Address:

4400 GRA-MAR DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

America's Wholesale Lender
750 Old Hickory Blvd, Suite 180
Brentwood, TN 37027

Map & Parcel #: MAP 61-6, PARCEL 14

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$171,950.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Viola E. Dixon
Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **April, 2003.**

Notary Public

DENISE C. ALLIS, NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 1 on the Plan of Gra-Mar Acres, Section 3, as of record in Book 2133, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Gra-Mar Drive at the Corner of Lots 1 and 132; thence with the line between said two lots eastwardly 210.8 feet to a concrete monument, thence south 3 deg. 51' east 192.8 feet to the northerly margin of Broadmoor Drive, thence with the same westwardly 170 feet more or less, to a concrete monument a the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 308 feet to the easterly margin of said Gra-Mar Drive; thence with the same northwardly 219.32 feet to the beginning.

Being the same property conveyed to WALTER A. SMITH and DONIS T. SMITH, HUSBAND AND WIFE, by Deed from JUSTIN POTTER WILSON, SUC. TRUSTEE, of record in BOOK 5394, PAGE 414, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 61-6, PARCEL 14).

2. All matters as set forth on the Plan Section Three, Gra-Mar Acres, of record in Plat Book 2133, page 108, said Register's Office, which shows a 60-foot minimum building setback line from Broadmoor Drive and Gra-Mar Drive; a 30-foot wide public utility and water line easement along the easterly lot line, and a 20-foot by 5-foot utility anchor easement along the southwest corner of the lot.