State of Tennessee
County of Davidson

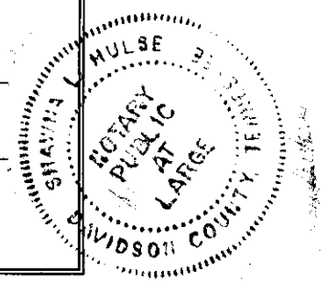
The actual consideration or value, whichever is greater, for this transfer is $64,600.00

Subscribed and sworn to before me, this 23rd day of May, 2003,

Barbara Hewitt
Affiant

Notary Public

Commission Expires: SHAWNA HULSE NOTARY PUBLIC AT LARGE RESIDING IN DAVIDSON COUNTY, TN ~~COMMISSION EXPIRES 11-29-03~~



Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N12132

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Barbara Hewitt **1612 Eastside Avenue** **Nashville, TN 37206** MAP & PARCEL NO. **094-01-0-439.00**	**Same**

Davidson County DEEDWARR
Recvd: 06/02/03 11:29 2pgs
Fees:13.00 Taxes:239.02
20030602-0074540

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 Dixon and wife, Viola Dixon,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Barbara Hewitt, unmarried

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:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 281, on the Plan of Edgefield Land Company's Subdivision, as shown by plat of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot Number 281 fronts 50 feet on the east side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles Dixon, by Deed from Mary E. Jones, dated 10/23/1997, recorded 10/28/1997, in Book 10660, Page 637, Davidson County, Tennessee Records.

THIS IS IMPROVED PROPERTY KNOWN AS: **1612 Eastside Avenue, Nashville, TN 37206**.

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 **May 23, 2003** .

Charles Dixon, Grantor

Viola Dixon, Grantor

State of Tennessee
County of Davidson

On this 23rd day of May, 2003, before me personally appeared **Charles Dixon and wife, Viola Dixon**, to me known to be the person(s) 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 his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires:

Notary Public

SHAWNA HULSE
NOTARY PUBLIC AT LARGE
RESIDING IN DAVIDSON COUNTY, TN
COMMISSION EXPIRES 11-29-03

Warranty Deed

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