Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2003.

Notary Public
My commission expires: 11/9/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 10/22/03 13:38 2pgs
Fees:13.00 Taxes:610.50

20031022-0156354

File No. 80981

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert J. Leek, IV	SunTrust Mortgage	
1208 Bellshire Drive	201 Fourth Ave. N/7th Floor	
Nashville TN 37207	Nashville, TN 37219	

41-15-19

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, **Charles Dixon, married,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Robert J. Leek, IV and wife, Rhonda G. Leek,** 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. 304 on the plan of Bellshire Estates, Section "A" as of record in Book 2331, Pages 115 and 116, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Dixon, a married man, by deed from Adewale Ogunfemi, unmarried, of record in Instrument No. 20010706-0072153, Register's Office for Davidson County, Tennessee.

Viola Dixon, wife of Charles Dixon, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

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 improved property known as 1208 Bellshire Drive, Nashville, TN 37207.

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. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind himself, his 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.

WITNESS my hand this 10th day of October, 2003.

Charles Dixon
By: Linda Beazley, Atty-in-Fact
by Linda Beazley, Atty-in-fact

Viola Dixon
By: Linda Beazley, Atty-in-Fact
By Linda Beazley, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Linda Beazley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for **Charles Dixon and Viola Dixon** and is authorized by them to execute this instrument on theirs behalf.

Witness my hand in Franklin, TN, this 10th day of October, 2003.

Notary Public

CONNIE S. HERZOG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission expires 01/19/05