WARRANTY DEED

ST-03-4833

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Joan Dixon
Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2003.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Joan Dixon, a married woman		
(NAME) 4259 Samoa Drive ~~223 Hadley's Bend Blvd.~~	(NAME) SAME	63-08-106
(ADDRESS) Hermitage, TN 37076 ~~Old Hickory, Tennessee 37138~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VHB PROPERTIES, INC. BY LEE OTSUKI, PRESIDENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOAN DIXON, A MARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Nos. 1, 2, and 3, Block B-2, on the Map of Hadley's Bend City, as of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to VHB Inc. by deed from Mel Martinez, Secretary of Housing and Urban Development, of Wshington, D.C., as of record in Instrument Number 20031112-0165377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easement of record.

unimproved ( )
This is improved (X) property, known as 223 Hadleys Bend Blvd., Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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/our hand(s) this 14th day of November, 2003.

Lee Otsuki by Kimberly Miller Atty in fact
VHB Properties, Inc
by Lee Otsuki, President

Davidson County DEEDWARR
Recvd: 11/20/03 15:49 2pgs
Fees:13.00 Taxes:122.10

20031120-0169629

STATE OF Tennessee
COUNTY OF Wilson

On this the 14th day of November, 2003, before me personally appeared Kimberly Kay Miller, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lee Otsuki and who acknowledged that such person executed the same as the free act and deed of the said Lee Otsuki, and appearing of record in Book _____, Page _____ or Instrument Number 20031120-0169628 of the Register's Office of Davidson, County Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 14th day of November, 2003

My Commission Expires:
09-16-07

Notary Public Beverly J. Heatherly

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

RETURN TO:
EXECUTIVE TITLE, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122