State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Subscribed and sworn to before me, this 5th day of February, 2004.

Affiant

My Commission Expires:
2-28-2004

Notary Public

My Commission Expires

File No. N13136

DONNA PARDUE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/11/04 09:44 2pgs
Fees:13.00 Taxes:444.00
20040211-0016411

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Quantrell Brown		NAME: Quantrell Brown	
STREET ADDRESS: 1152 Tuckahoe Drive		STREET ADDRESS: 1152 Tuckahoe Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 041-16-0-012.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles H. Dixon

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Quantrell Brown

Hereinafter called Grantee, his/her 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:

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of Bellshire Estates, Section V, as of record in Plat Book 2133, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot 119 begins at a point in the westerly margin of Tuckahoe Drive, the common front corner of Lots Nos. 119 and 120; thence southerly along said Drive, 101.5 feet to a point, the beginning of a curve; thence 38.5 feet around said curve, having a radius of 25 feet, to a point in the northerly margin of Bellshire Drive; thence westerly along said Drive 122 feet to a point; thence North 10 degrees 34 minutes East 160 feet to a point; the common rear corner of Lots Nos. 119 and 120; thence easterly 158.9 feet to the point of beginning.

BEING the same property conveyed to Charles H. Dixon by Warranty Deed from Ernest Farrell Smithson and Martine C. Doughty, heirs at law, dated 03/09/01, recorded 03/16/01, as Document No. 20010316-0025612, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1152 Tuckahoe Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of February, 2004.

Charles H. Dixon

State of Tennessee
County of Davidson } ss

On this the 5th day of February, 2004, before me, the undersigned Notary Public, personally appeared **Charles H. Dixon**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

DONNA PARDUE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public
My commission expires 2-28-2004

My Commission Expires FEB 28, 2004

WARRANTY DEED