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BOX 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 13:15 2pgs
Fees:13.00 Taxes:199.80

20040423-0046457

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$54,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of April

Notary Public
My Commission Expires 2-26-06

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Oldham Investment Properties, LLC	SAME	059-10-0-175.00
10 Lymington Court		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clyde Dixon and wife, Sarah E. Dixon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oldham Investment Properties, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 429 on the plan of Haynes Manor, Section 3, of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clyde Dixon and wife, Sarah E. Dixon, by deed from Hillsboro Homes, Inc., on October 21, 1969, of record in Book 4375, page 508, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 11, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3829, page 720; and Book 3840, page 404; and Book 4062, page 443; and Book 4081, page 854; and Book 4228, page 685; and Book 4243, page 869; and Book 4378, page 976; and Book 4549, page 992; and Book 6632, page 656, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3830 Dubois Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 14, 2004.

Clyde Dixon

Sarah E. Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clyde Dixon and wife, Sarah E. Dixon** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 14, 2004

My commission expires 8-20-06

Notary Public

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.