WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/04 09:35 2pgs
Fees:13.00 Taxes:703.00

20040513-0055655

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Amanda Utmar
Affiant

Subscribed and sworn to before me, this the 7th day of May, 2004.

Lindsay M. Lopez
Notary Public

My commission expires: 1/29/08

(AFFIX SEAL)

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David P. Nixon **Tina L. Nixon**	Churchill Mortgage Corp.	**Map 138, Parcel 115**
6069 South Mt. Juliet Road	761 Old Hickory Blvd Ste 401	
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah J. Dowdy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David P. Nixon and Tina L. Nixon, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying and being in the 4th Civil District of Davidson County, Tennessee, being all of the property described in Deed Book 6450, Page 120, Register's Office for Davidson County, Tennessee, and further described according to a survey by Campbell Surveying Company, Inc., dated November 21, 1988, as follows:

BEGINNING at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 1895 feet, more or less, north of the center line of Couchville Pike; thence, North 84 degrees West along a wire fence, 606.17 feet to an iron pin; thence, South 6 degrees 21 minutes West 296.17 feet to an iron pin; thence, North 81 degrees 30 minutes West 1384.2 feet to a point; thence, North 47 degrees 22 minutes East 123.88 feet to a point; thence, North 56 degrees 58 minutes East 207.21 feet to a point; thence, North 14 degrees 34 minutes East 63.3 feet to a point; thence, South 84 degrees East 1745.44 feet to a point in the westerly margin of South Mt. Juliet Road, thence, in a southerly direction along the western margin of the said South Mt. Juliet Road, 50.47 feet to an iron pin, the point of beginning and containing 9.82 acres, more or less.

Being the same property conveyed to Sarah J. Dowdy, unmarried, by Deed from Henry Frank Sadler and wife, Rhonda D. Sadler, of record in Book 9413, Page 114 and by Instrument of Correction of record in Book 9498, Page 590, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **6069 South Mt. Juliet Road, Hermitage, TN 37076**

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 convenant 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 **7th** day of **May, 2004.**

Sarah J. Dowdy

Sarah J. Dowdy

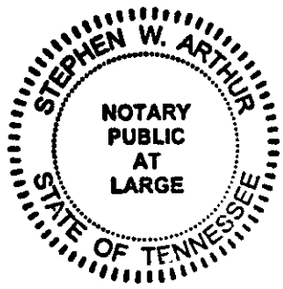
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah J. Dowdy, unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/07



Comm. Expires 05/30/07