PICK-UP

ADDRESS OF NEW OWNER:
Monte D. Watkins
4448 Enchanted Circle
Nashville, Tennessee 37218

SEND TAX BILLS TO:
SAME

MAP 58-10
PARCEL 61

WARRANTY DEED

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, I,Sarah E. Dixon, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monte D. Watkins HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,

DESCRIBED AS FOLLOWS: TO-WIT:

Lot No. 82 on the Plan of Enchanted Hills Subdivision, Section 5, Phase H of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CLYDE T. DIXON and wife, SARAH E. DIXON by deed from BinkPatt, Inc. of record in Book 11705, page 146, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sarah Dixon by quitclaim deed from Clyde T. Dixon, of Record, Instrument Number 20020918-0113984, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as 4448 Enchanted Circle, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our HANDS THIS 9TH DAY OF JULY, 2004.

Sarah E. Dixon
SARAH E. DIXON

Clyde T. Dixon
CLYDE T. DIXON

Davidson County DEEDWARR
Recvd: 07/13/04 08:57 2pgs
Fees:13.00 Taxes:118.40

20040713-0083000

Prepared by:
FRANK THOMPSON McLEOD
Attorney at Law
3200 West End Ave., Ste. 524
Nashville, TN 37203

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Clyde T. Dixon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2004.

Carla D. Crain
NOTARY PUBLIC

My Commission Expires: 9-25-04
(AFFIX SEAL)

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Carla D. Crain, a Notary Public in and for said County and State, the within named SARAH E. DIXON AND CLYDE T. DIXON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, TN, this 9th day of July, 2004.

Carla D. Crain
NOTARY PUBLIC

My Commission Expires: 9-25-04