Davidson County DEEDWARR
Recvd: 10/12/04 14:36 2pgs
Fees:13.00 Taxes:472.12

20041012-0122966

WARRANTY DEED

B-BOA-04-1201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,600.00

Affiant

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN 21, 2007

Subscribed and sworn to before me, this 29th DAY OF September, 2004:

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hall	Bank Of America N.A.	
1201 & 1203 Preston Drive (ADDRESS)	414 Union Street (ADDRESS)	083-04-0 072.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37289 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES H. DIXON AND VIOLA DIXON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID HALL AND WIFE, CATHRYNE A. HALL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 12 ON THE PLAN OF ROSEBANK PARK (RESUBDIVISION OF LOTS 11 AND 12), AS OF RECORD IN BOOK 3842, PAGE 32, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF PRESTON DRIVE, COMMON CORNER OF LOTS NOS. 11-A AND 12 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTERLY 133.80 FEET; THENCE SOUTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 104.98 FEET TO A POINT IN THE NORTHERLY MARGIN OF CARTER STREET; THENCE WITH SAID MARGIN NORTH 88 DEGREES 00 MINUTES WEST 113.0 FEET; THENCE AROUND A CURVE NORTHWESTERLY 31.42 FEET TO A POINT IN THE EASTERLY MARGIN OF PRESTON DRIVE, THENCE NORTH 2 DEGREES 00 MINUTES EAST 95.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES H. DIXON AND WIFE, VIOLA DIXON BY DEED WITHOUT WARRANTEES FROM MCMACKIN, GARFINKLE AND MCLEMORE, RECORDED THE 4TH DAY OF DECEMBER, 1985 IN DEED BOOK 6725, PAGE 821, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1201 & 1203 Preston Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 29th day of September, 2004.

X Charles H. Dixon

X Viola Dixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles H. Dixon and Viola Dixon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2004.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

SPENCER R. TALBOT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903