Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300, Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 10/26/04 09:33 2pgs
Fees:13.00 Taxes:629.37
20041026-0128420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 91-15/112

The actual consideration or value, whichever is greater, for this transfer is $170,100.00

Sharon L. Clevenger
Affiant

Subscribed and sworn to before me this the 15th day of October, 2004.

My Commission Expires: 5/30/07

Robin Jackson
Notary Public

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:

Andy M. Dillier
(Name)
5200 Elkins Ave., Nashville, TN 37209
(Street Address)

SEND TAX BILLS TO:

CTX Mortgage Company, LLC
(Name)
2828 North Harwood, Dallas, TX 75201
(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ISABEL MAXWELL (formerly known as Isabel D. Landeo) and husband, DANIEL H. MAXWELL,** hereinafter called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **ANDREW M. DILLIER, AN UNMARRIED MAN,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof.

BEING improved property known as: 5200 Elkins Ave., Nashville, TN 37209

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 prorated between Grantors and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that he is 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 "Grantors" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 15th day of October, 2004.

Isabel Maxwell

Daniel H. Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Isabel Maxwell and Daniel H. Maxwell**, 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 in Nashville, Tennessee, this 15th day of October, 2004.

Beth Dunkerson
Notary Public

BETH DUNKERSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: JANUARY 25, 2006

My Commission Expires: 1-25-06

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly 55 feet of the southerly part of Block No. 7 on the Map of the Realty Savings Bank & Trust Company's First Addition, as shown on plat of record in Plat Book 421, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. **

Being the same property conveyed to Isabel D. Landeo by Deed of record in Book 9059, Page 95, Register's Office for Davidson County, Tennessee.

** Said part of said block fronts 55 feet on the northerly side of Elkins Avenue and runs back between parallel lines along the westerly margin of 52nd Avenue North, formerly 11th Street, 150 feet, more or less, to a dead line.