#190

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
The Dixon Family Trust dated October 22, 2004	(NEW OWNER)	Map 26-6
C/O MHB P O Box 741		Parcel 18.00
Hendersonville, TN 37077		

Return to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135 This instrument was prepared from information supplied by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Darrell L. Dixon and wife, Theresa L. Mangrum Dixon,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Maximum Property Corporation, Trustee for The Dixon Family Trust dated October 22, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joinder of any beneficiary** (The "Grantee"), its successors and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.18 on the Plan of Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, of record in Book 6250, page 274, said Register's Office and described further as:

SAID Lot NO. 18, being a corner lot, fronts 109.05 feet on the northerly margin of Windsor Trace and fronts 15.94 feet on the westerly margin of Butleigh Court, said frontages being joined by a curve measuring 56.85 feet; the northerly line of said lot extends 100 feet and intersects the northerly line which measures 30.92 feet thereon.

Being the same property conveyed to Darrell L. Dixon and Theresa L. Mangrum, both unmarried by warranty deed from Jennie Sue Young, unmarried of record in Instrument No. 20001009-0100031, said Register's Office. The said Darrell L. Dixon and Theresa L. Mangrum having since married.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 10/27/04 10:08 4pgs
Fees:23.00 Taxes:336.70



20041027-0129079

This is improved property commonly known as **102 Butleigh Court Goodlettsville, TN 37072.**

DD TLMD

This conveyance is subject to the following:

1. 2004 Taxes, a lien now due and payable.
2. Subject to a Deed of Trust to North American Mortgage Company executed on October 03, 2000 by Darrell L. Dixon and Theresa L. Mangrum, both unmarried in the principal indebtedness of $82,669.00 of record in Instrument No. 20001009-0100032 and assigns, said Register's Office.
3. Restrictions of record in Book 6406, page 929, said Register's Office.
4. Deed to Windsor Green Homeowners Association of record in Book 7864, page 369, said Register's Office.
5. All matters appearing of record in Plat Book 6250, page 374, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $91,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of October, 2004.

Notary public:

My Commission Expires: 9-24-2005

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease

and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 20 04 .

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of October, 2004.

Darrell L. Dixon

DARRELL L. DIXON

Theresa L. Mangrum Dixon

THERESA L. MANGRUM DIXON

[STATE OF TN **]**
[COUNTY OF Davidson **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darrell L. Dixon and Theresa L. Mangrum Dixon**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, _____, this 22nd day of October, 2004.

Judy Painter-Rose

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____

JUDY PAINTER ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.