Davidson County DEEDWARR
Recvd: 12/02/04 11:23 2pgs
Fees:13.00 Taxes:325.23
20041202-0143598

WARRANTY DEED

Return

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$87,900.00.

Phillip Cantrell
Affiant

Subscribed and sworn to before me this 30th day of November 2004

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Denise Faust	~~SAME~~ Chase Manhattan	96-06-0-052.00
2841 Colonial Circle	5409 Maryland Way #202	
Nashville, TN 37214	Brentwood TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Chalen M. Dixon, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Denise Faust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 37 on the plan of Colonial Village Subdivision, of record in Plat Book 1424, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chalen M. Dixon, unmarried, by deed from Tracie Page Williams Sullivan and husband, Richard D. Sullivan, II, on May 31, 2002, of record in Instrument Number 20020709-0082531, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1424, page 58, Register's Office Davidson County, Tennessee.

This is improved property known as: **2841 Colonial Circle, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 30 day of November, 2004.

Chalen M. Dixon
Chalen M. Dixon
by Phillip Cantrell
Attny. in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Phillip Cantrell, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Chalen Dixon, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Chalen Dixon, the bargainor(s), by the said Phillip Cantrell, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY