Davidson County DEEDWARR
Recvd: 01/12/05 11:38 2 pgs
Fees:13.00 Taxes:310.80

20050112-0004520

# WARRANTY DEED

G-CWHL-04-0615

STATE OF Tennessee
COUNTY OF Davidon

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me this 3rd DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

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 |
|---|---|---|
| Natalia O. Jackson | Countrywide Home Loans | |
| 615 Hickory Glade Court | (NAME) 3011 Armory Drive, Suite 120 | |
| (ADDRESS) Antioch, Tennessee 37013 | (ADDRESS) Nashville, TN 37204 | 162-1C-49.00 CO |
| (CITY) (STATE) (ZIP) | (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 DEAN D. DIXON AND WIFE, JOANIE S. DIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATALIA O. JACKSON, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 49 in the plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part thereof by reference.

Being the same property conveyed to Dean D. Dixon and wife Joanie S. Dixon from Margarettan & Company, Inc., by Deed dated June 2, 1993 and filed for record on June 7, 1993, Register's Office for Davidson County, Tennessee. Source of Title 8972

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 6250, page 888 and amended in Book 6900, page 41; Book 6824, page 929 and re-recorded in Book 6898, page 896; Book 6824, page 952; Book 6898, page 919; Book 6898, page 920; Book 6957, page 473; Instrument No. 20031223-0182416, Register's Office for Davidson County, Tennessee. 473

unimproved ( )
This is improved ( X ) property, known as 615 Hickory Glade Court, Antioch, Tennessee 37013
(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 3rd day of January, 2005.

Dean D. Dixon

Joanie S. Dixon

STATE OF Tennessee
COUNTY OF Davidon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dean D. Dixon and Joanie S. 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 3rd day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903