Recd 2nd BOX 164

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/05 10:57 2 pg:
Fees:13.00 Taxes:318.20

20050223-0019593

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$86,000.00.**

Rick A Short
Affiant

Subscribed and sworn to before me this 14th day of February, 2005

Notary Public
My Commission Expires: 3-26-06

(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:
Rick A. Short	Southtrust Mortgage Corporation d/b/a Equibanc Mortgage	87-09-0-47.00
316 Moonwater Court	1850 Parkway Place, Suite 920	
Hermitage, TN 37076	Marietta, GA 30067	

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, **Dwight F. Dickey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rick A. Short, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 215 on the plan of Valley Grove, Section 10, of record in Book 6200, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being part of the same property conveyed to Robert E. Earheart by Deed from J. Gary Allen and wife, Teryl Lynn Allen of record in Book 5479, page 458 and Book 5754, page 896, Register's Office for Davidson County, Tennessee. And further conveyed to Dwight F. Dickey and wife, Suzanne D. Dickey, by Quitclaim Deed from Robert E. Earheart, on December 18, 1984, of record in Book 6456, page 661, Register's Office for Davidson County, Tennessee. And further conveyed to Dwight S. Dickey by Quitclaim Deed from Suzanne D. Dickey of record in Instrument Number 20050223-0019592.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6200, page 26, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5815, page 992, and Book 5909, page 699; and Book 6011, page 300; and Book 6011, page 304; and Book 6096, page 283; and Book 6096, page 287; and Book 6096, page 291; and Book 6112, page 277; and Book 6112, page 281; and Book 6112,page 285; and Book 6139, page 439; and Book 6139, page 443; and Book 6262, page 521; and Book 6262, page 525; and Book 6290, page 216; and Book 6290, page 220; and Book 6291, page 410, Register's Office for Davidson County, Tennessee.
- Easement for Joint Driveway of record in Book 6456, page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4672 & 4674 Forest Drive, Hermitage, TN 37076**

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 February 14, 2005.

Dwight F. Dickey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dwight F. Dickey** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 14, 2005

My commission expires 8/20/06

Notary Public

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY