State of Tennessee
County of Rutherford

27-A ½

This actual consideration or value – whichever is greater- is $175,900.00

Affiant

Subscribed and sworn before me this the 16th day of February 2005.

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/22/07

Davidson County DEEDWARR
Recvd: 03/02/05 10:31 2 pgs
Fees:13.00 Taxes:650.83
20050302-0022842

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jennifer Talley 4364 Oak Crest Lane Hermitage, TN 37076	4364 Oak Crest Lane Hermitage, Tennessee 37076	Franklin American 501 Corporate Centre Dr. #400 Franklin, TN 37067

Map 86-4-A Parcel 70

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD E. DIXON AND KIANUSH A DIXON, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JENNIFER M. TALLEY, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the revised plan of Addition to Oakcrest - Phase 2B, of record in Book 7900, page 253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kianush A. Dixon, a married woman by Warranty Deed from Kenneth L. Porter and Beverly A. Porter, Trustee of record in Record Book 11676, page 750, Register's Office for Davidson County, Tennessee.

Subject to all matter of record in Plat Book 7900, page 253, Register's Office for Davidson County, Tennessee.

Subject to Charter of Oakcrest Homeowner's Association Inc., of record in Book 7589, page 20; Book 7662, page 385, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7308, page 874; Book 8277, page 830, Register's Office for Davidson County, Tennessee.

Subject to Richard E. Dixon joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he have marital or otherwise.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Rutherford County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **16th day of February 2005.**

Richard E. Dixon

Kianush A. Dixon

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Richard E. Dixon and Kianush A. Dixon** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he/She** executed the within instrument for the purposes contained.

Witness my hand, this **16th** Day of **February 2005.**

My Commission Expires:
3-25-06

Notary Public

