ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$93,200.00.** B Maxey Affiant Subscribed and sworn to before me, this the 10th day of March, 2005 Ruth Sanders Notary Public My commission expires: 11-25-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert L. Dixon	NEW OWNER	**052-02-021.00**
402 Lanier Drive		Davidson County DEEDWARR Recvd: 03/14/05 10:43 2 pgs Fees:13.00 Taxes:344.84
Madison, TN 37115		20050314-0027658

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ruie M. Oliver, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. Dixon, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot 24 on the plan of Rainbow Terrace, Revised, Block "E, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Raymond E. Oliver, Sr. and wife, Ruie M. Oliver by deed dated May 14, 1996 from Harvey V. Daniel and wife, Betty. W. Daniel of record in Book 10051, Page 855, Register's Office for Davidson County, Tennessee. The said Raymond E. Oliver, Sr. having since died, the property is now vested in Ruie M. Oliver, an unmarried woman as tenant by the entirety

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **402 Lanier Drive, Madison, TN 37115**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 10th day of March, 2005.

Ruie M Oliver

Ruie M. Oliver

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ruie M. Oliver**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **March, 2005.**

Notary Public

My Commission Expires: 11-25-2006

ROBERT L. SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006