THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21020B

Davidson County DEEDWARR
Recvd: 07/06/05 08:05 2 pgs
Fees:13.00 Taxes:443.63
20050706-0077110

MAP/GROUP/PARCEL:
041-12-0/023.00

NEW OWNER'S NAME AND ADDRESS:
DEBRA D. DIXON
1132 DARBYTOWN DRIVE
NASHVILLE, TENNESSEE 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN G. MALENOVSKY and DEBRA L. BELUE, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto DEBRA D. DIXON , AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 18 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 2133, PAGES 124 AND 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The subject property is commonly known as 1132 DARBYTOWN DRIVE, NASHVILLE, TN 37207.

BEING the same property conveyed to Grantors herein by deed of record in Book 10853, Page 119, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN G. MALENOVSKY

DEBRA L. BELUE

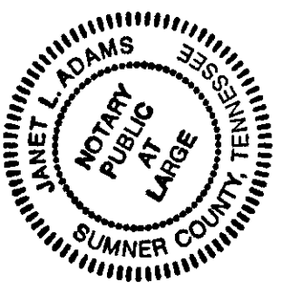
STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN G. MALENOVSKY and DEBRA L. BELUE, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3-25-08



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $119,900.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of June 2005.

NOTARY PUBLIC

My Commission Expires: 9-27-08

