Davidson County DEEDWARR
Recvd: 08/10/05 09:40 3 pg
Fees:18.00 Taxes:292.30
20050810-0094632

DEED

THIS DEED OF CONVEYANCE made and entered into on this 2nd August, 2005, by and between **LAWRENCE J. CLEVELAND , an unremarried widower,** hereinafter known and referred to as **GRANTOR,** and **BRYCE WILLIAM DIXON and RACHEL E. DIXON, husband and wife, whose tax mailing address is** 5350 Stanford Dr. Nashville, TN 37215, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$79,000.00,** cash in hand paid by Grantees to GRANTOR, the receipt of all of which is hereby acknowledged, the GRANTOR have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

See Exhibit A, Attached Hereto

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. GRANTOR hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the GRANTOR herein, all on this the day and year first above written.

Lawrence J. Cleveland

LAWRENCE J. CLEVELAND

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 2nd August, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **LAWRENCE J. CLEVELAND.**

Notary Public

My Commission Expires: 11/24/07

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $79,000.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

LAWRENCE J. CLEVELAND

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 2nd August, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **LAWRENCE J. CLEVELAND.**

Notary Public

My Commission Expires: 11/24/07

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Grantees' Address and Address All
Tax Bills Are to Be Sent To:
BRYCE WILLIAM DIXON
and RACHEL E. DIXON
5330 Stanford Dr.
Nashville, TN 37215

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503

The land referred to in this Commitment is described as follows:

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 No. 1 on the Map showing the division of two parts of Lot No. 25 in the Subdivision of the of C.C. Vernon Farm, of record in Plat Book 1130, Page 57, and further being a part of the map showing the C.C. Vernon Farm, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property as conveyed to Lawrence J. Cleveland and Sandra L. Cleveland by Deed recorded 10/05/93 in Book 9104, Page 570.

Parcel/Tax I.D. #: 103-02-0 074.00

Commonly known as: 206 Orlando Avenue Nashville, TN 37209