PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of October, 2005, by and between RUTH R. GOAD, A WIDOW, hereinafter called Grantor, and JOE W. DIXON, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RUTH R. GOAD, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto JOE W. DIXON, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2319 MCGAVOCK PIKE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on the day and year first above written.

Ruth R. Goad by her Attorney in fact
RUTH R. GOAD, Signature of Seller

Signature of Seller Roger Sutton

Davidson County DEEDWARR
Recvd: 10/11/05 09:44 3 pgs
Fees:18.00 Taxes:499.13

20051011-0122358

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of **October, 2005** before me personally appeared ROGER SUTTON, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RUTH R. GOAD, A WIDOW, and acknowledged that he/she executed the same as the free act and deed of said RUTH R. GOAD, A WIDOW, PURSUANT TO LIMITED POWER OF ATTORNEY TO SELL REAL ESTATE, OF RECORD IN 20051011-0122357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at Madison, Tennessee, this 4 day of **October, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

JOE W. DIXON, UNMARRIED
2319 McGavock Pike
Nashville, TN 37219

Property Address:

2319 MCGAVOCK PIKE
NASHVILLE, TN 37217

Person Responsible for Taxes:
Irwin Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037

Map & Parcel #: MAP 62-13, PARCEL 54

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **134900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4 day of **October, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7701

EXHIBIT 'A'

Being part of Lot No. 33 on the Plan of Subdivision of Riverwood of record in Book 547, Page 62, Register's Office for said County, and being shown as Lot 5 on the unrecorded resubdivision of said lot on a plan made by Cantrell, Connell and Greek, Engineers, March 20, 1950, as follows:

Beginning at a point in the northerly margin of McGavock Pike at the corners of Lots 4 and 5; thence along said Pike, North 70 deg09' East feet and North 75 deg. 57' East 97.5 feet to an iron pin in Sulzbacher's southwest corner; thence along Sulzbacher's west line North 12 deg. 39' West 219 feet to an iron pin in a branch; thence along the center line of the branch South 56 deg. 15' West 158 feet to an iron pin at the corner of Lots 4 and 5; thence with the line between said lots southerly 170 feet to the beginning.

Being of the same property conveyed to RUTH R. FORKUM, A WIDOW, by Warranty Deed from DAN T. DUER AND WIFE, ELIZABETH C. DUER, of record in Book 4393, Page 843, and corrected at Book 6197, Page 426, said Register's Office for DAVIDSON County, Tennessee. Ruth R. Forkum subsequently remarried and became Ruth R. Goad. Her husband having since been deceased.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year and subsequent years, A LIEN, not yet due and payable (MAP 62-13, PARCEL 54).

2. The Map of Riverwood Subdivision of record in Plat Book 547, Page 62, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.